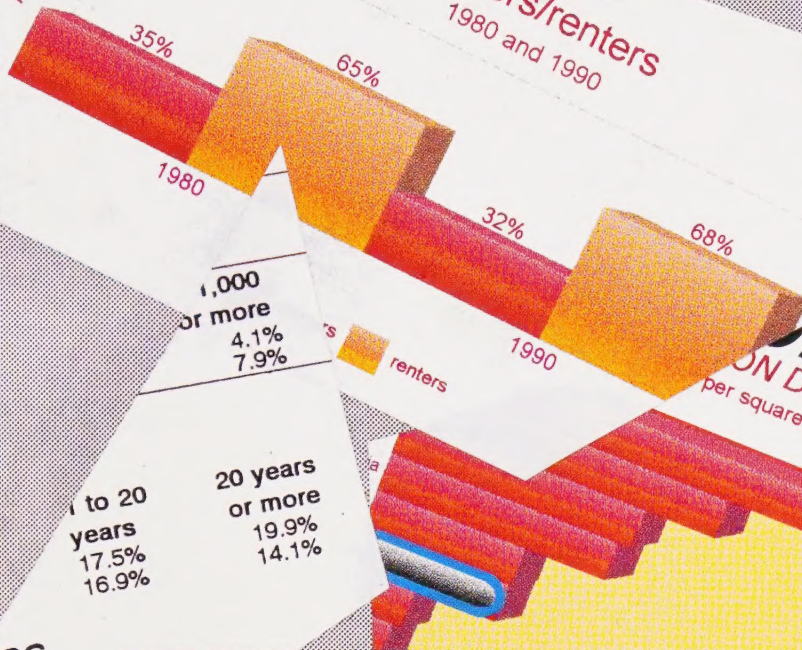


percent

owners/renters
1980 and 1990



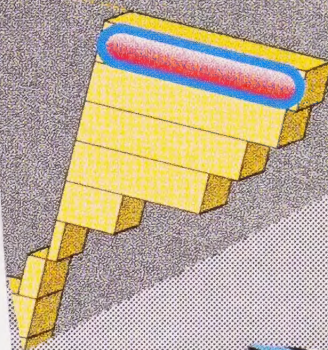
1,000
or more
4.1%
7.9%

1 to 20
years
17.5%
16.9%

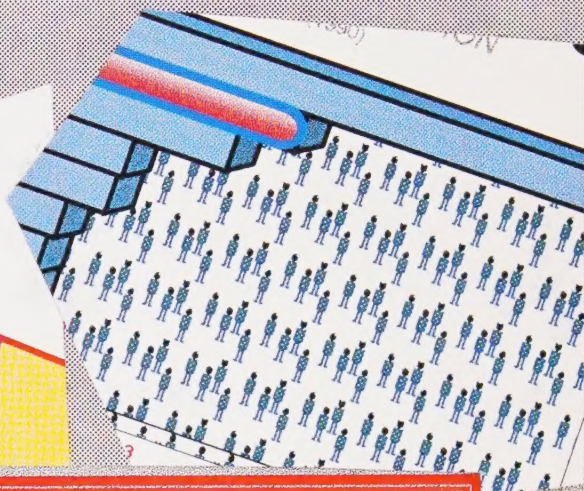
20 years
or more
19.9%
14.1%

SS

SHIFT IN POPULATION DENSITY
(1980-1990)



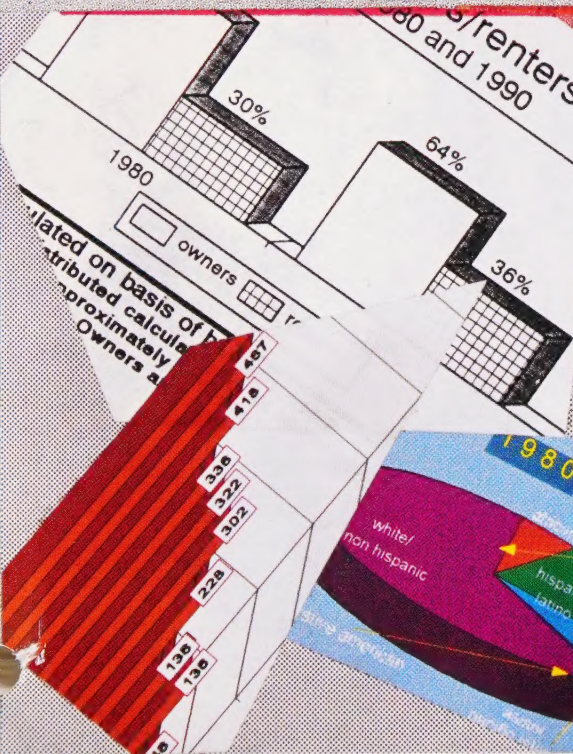
POPULATION DENSITY
(per square mile)



CITY OF LOS ANGELES COMMUNITY PLAN PROFILES

population, housing, land use, socio/demographics

owners/renters
1980 and 1990



3.3%

4.4%

5.7%

1970

1980

1990

single family units

multi-family units

1980

white/
non hispanic

black/
american

hispanic/
latino

CITY PLANNING DEPARTMENT
CON HOWE, DIRECTOR

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
CITY PLANNING
221 N. FIGUEROA STREET
LOS ANGELES, CA 90012-2601

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EXECUTIVE OFFICES
16TH FLOOR

CON HOWE

DIRECTOR
(213) 580-1160

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 580-1163

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 580-1165

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 580-1167

FAX: (213) 580-1176

INFORMATION
(213) 580-1172

December 10, 1996

TO: Interested readers

FROM: City Planning Department

SUBJECT: **COMMUNITY PLAN PROFILES.**

Attached, is your copy of the Community Plan Profiles report as developed by Planning Research Section staff of the Los Angeles City Planning Department. This report contains information on all Planning Areas and the Port of Los Angeles. It includes Census based data, generalized planned land use maps, brief commentaries about the history and development of Los Angeles, and parenthetical descriptions of each of the 35 Planning Areas in the City. Each Profile is also included in the appropriate individual Community Plans, which are also available for purchase.


Contact the Central Publications Unit for additional copies; (213) 580-5250. Cost \$25 for each copy. Cost of the Community Plans vary depending upon size of the report.

Sincerely,

CON HOWE,
Director of Planning

CH:RHS:JMB:jb
attachment





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COMMUNITY PLAN PROFILES

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COMMUNITY PLAN PROFILES

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Section A

INTRODUCTION

This publication includes a detailed analysis of the 35 Planning Areas in the City of Los Angeles as well as a cursory examination of the City as it compares with other large cities, with the State of California, and with the United States as a whole. It is intended as a generalized guide for persons who may not be familiar with Los Angeles. For those who are, this document presents information about the City, in context, at a level where one can identify with areas that they may reside in or otherwise be familiar with.

Most Americans, and indeed, many foreign persons have heard of places like Hollywood, San Pedro, Wilshire, Boyle Heights, Northridge, Westwood, Sherman Oaks, Watts, and Bel Air. But many are unfamiliar with the fact that these areas are all parts of the City of Los Angeles.

The City of Los Angeles is at the focal point of the greater Los Angeles urbanized area. That greater region, which includes other cities such as Malibu, Beverly Hills, Burbank, Santa Monica, and Long Beach, as well as the five surrounding counties, contains more than fifteen million residents. Obviously, Los Angeles is a growing and dynamic area. Regional projections call for an increase of about twenty percent growth within the next fifteen years.

According to the Center for the New West, an independent, nonprofit, and nonpartisan institution for policy research, the regional economy is already twelfth largest in the world, with continuing growth anticipated. Even with large reductions in defense related industries, the basics are here for strong, healthy expansion for now and into the foreseeable future. Entertainment, tourism, health services and medical instrumentation, business and professional services, amusement and recreation, biomedical research, garment industries, and multimedia industries will continue to lead regional economic growth. Import/export related activities are also centered in this area with combined shipping tonnage through the dual ports of Los Angeles and Long Beach exceeding those of any other place.

The City is the locale of twenty universities or institutes of higher learning. Another forty seven can be found in the balance of Los Angeles County. Los Angeles County boasts of thirty seven museums, sixty seven colleges and universities, and more than one hundred twenty golf courses. Beaches, harbors, airports and airparks, amusement centers, and sports facilities all contribute to the local lifestyle.

The materials included in this publication may help to put Los Angeles into perspective as the center of the region and as a growth leader for the entire country.



Section B

LOS ANGELES - A BRIEF HISTORY

The City of Los Angeles was founded in September, 1791 as a small settlement near the banks of the Los Angeles River. After the European "discovery" of the new world, Spanish, English, French, Russian, Portugese, and Swedish interests were all directed toward colonization of the lands of the western hemisphere. Without much regard for native populations, colonizers set about looking for treasure and trapping animals for their pelts. Basically, their interests lay in developing hegemony and in exploiting local resources.

In North America, those interests were concentrated along the Atlantic seaboard by the English, the Pacific northwest as far south as the San Francisco Bay area by the Russians, throughout the northern Mississippi River drainage basin by the French, and in the southeast and southwest by the Spanish.

Spanish explorers such as deSoto, Cortez, Ponce deLeon, and Francisco Pizarro traveled throughout the area seeing to Spanish interests, however, none of these individuals explored the regions surrounding the Los Angeles basin. In both lower and upper California, that task was left to Gaspar dePortola.

Los Angeles was known, to its colonizers, as EL PUEBLO DE NUESTRA SENORA LA REINA DE LOS ANGELES DE PORCIUNCULA. It was originally populated by eleven families that had been sent here for the purpose of settling the area. There had been two groups of settlers but one was lost in transit from the region that is now New Mexico. Under the guidance of Lieutenant Zuniga the journey from Los Alimos in the Mexican state of Sonora, was completed by forty four individuals of "official" status. These people were included in the first census of population as conducted by the Spanish local government under the direction of Governor Filipe de Neve. In reality, there were probably more persons in the party, but because of their subservient stature, some were not considered to be citizens.

According to the census, the original group included Native American families, Spanish families, Afro-American families, mixed families, and a Chinese named Rodriguez. After the settlement had been in existence for five years, its occupants were given possession of the lands. Each head of a family was granted title to both his house lot and his farming lot. Each was also given a registered branding iron.

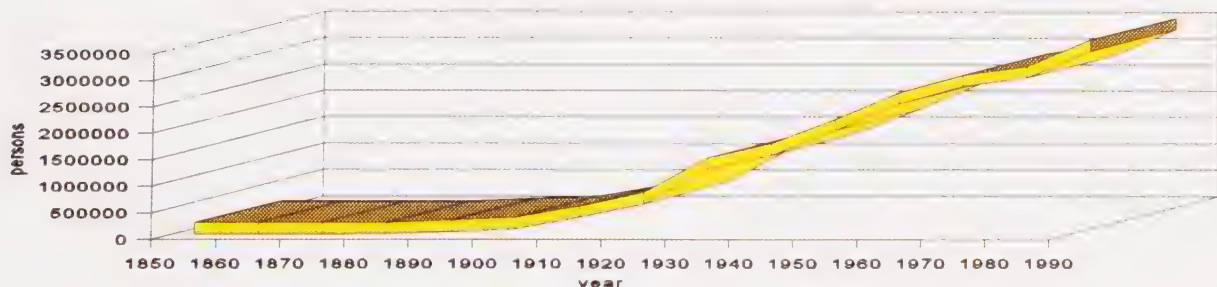
Four different governments have held administrative jurisdiction over Los Angeles; beginning with the Spanish who controlled the area until 1822. After the establishment of an official government in Mexico, the Mexican Imperial flag flew over the settlement from 1822 to 1823. From 1823 to 1846, the Federal Mexican Republic controlled the area. In 1846, the Treaty of Guadalupe Hidalgo ceded Alta California to the United States. Statehood was granted to California in 1850, shortly after the discovery of gold.

After statehood, Los Angeles covered about twenty eight square miles including the area roughly described by Central City, Westlake, and Boyle Heights. By 1900, additional areas approximating east Wilshire were brought into Los Angeles. As of 1910, Hollywood, Wilmington, and San Pedro had been included within the eighty six square miles that fell within the City's boundaries. By 1920, the square mileage had increased to more than three hundred fifty with the annexation of most of the San Fernando Valley. By 1930, essentially the balance of what is now the City had been incorporated with the inclusion of more lands in the San Fernando Valley and much of the westside. As of this date, the City covers four hundred sixty seven square miles. The most recent annexation of nearly two square miles in the Oat Mountain region of the Chatsworth-Porter Ranch Planning Area was completed during the middle 1980s.

GROWTH OF THE CITY 1850 through 1990

	square miles	population
1850	28.10	1,610
1860	30.30	4,385
1870	"	5,728
1880	"	11,183
1890	"	50,395
1900	44.35	102,479
1910	86.25	319,198
1920	363.85	576,573
1930	441.74	1,238,048
1940	450.83	1,504,277
1950	453.51	1,970,358
1960	457.92	2,479,015
1970	463.90	2,811,801
1980	465.78	2,966,850
1990	467.44	3,485,398

population growth in Los Angeles



major annexations and consolidations

1907	shoestring strip (now known as Harbor Gateway)
1909	Wilmington-Harbor City and San Pedro (including Los Angeles Harbor)
1910	Hollywood
1915	most of the San Fernando Valley
1922	Sawtelle (West Los Angeles-Century City-Rancho Park)
1923	Hyde Park (West Adams-Baldwin Hills-Liemert Park)
1925	Venice
1925	Winnetka (Canoga Park-West Hills-Winnetka-Woodland Hills)
1926	Barnes City (West Los Angeles-Century City-Rancho Park)
1926	Watts (Southeast Los Angeles)

Section C

COMPARISON

city, state, U.S.

Chart A

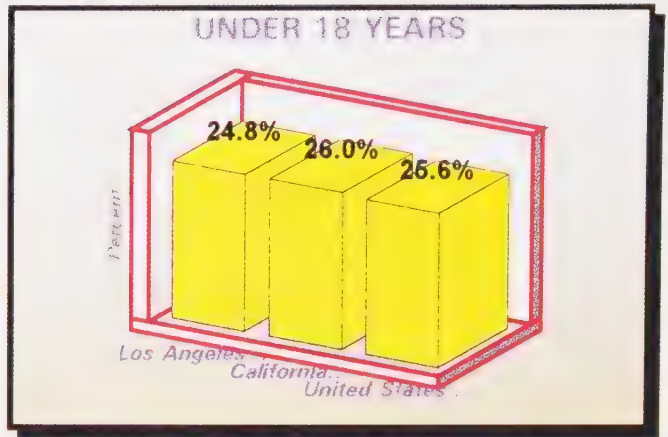


Chart B

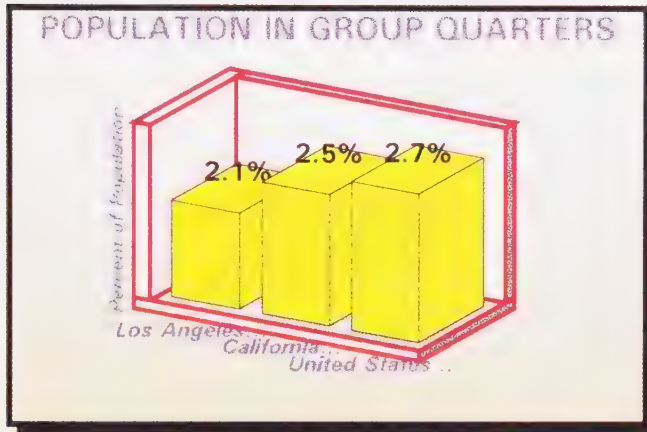


Chart C

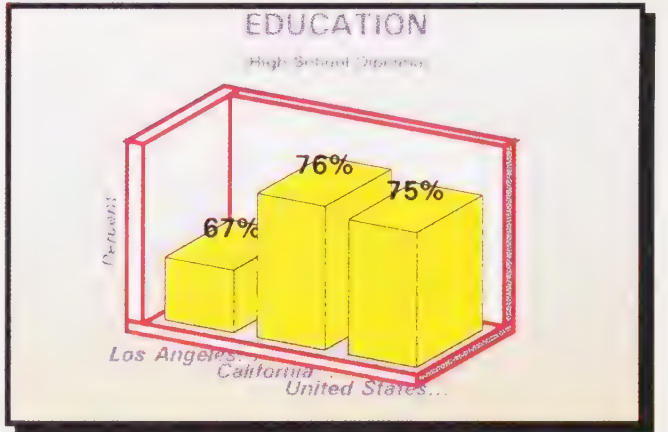


Chart D

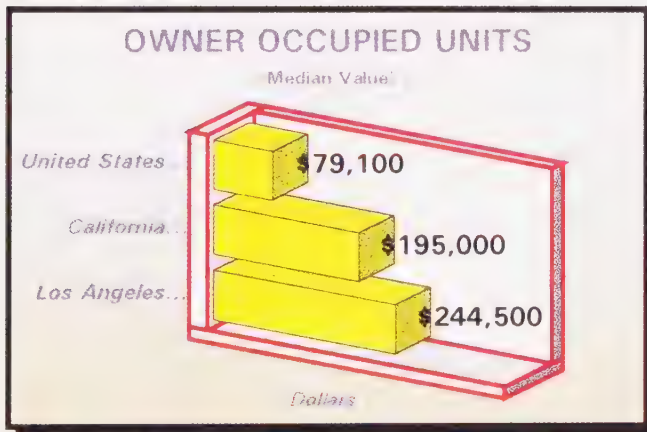


Chart E

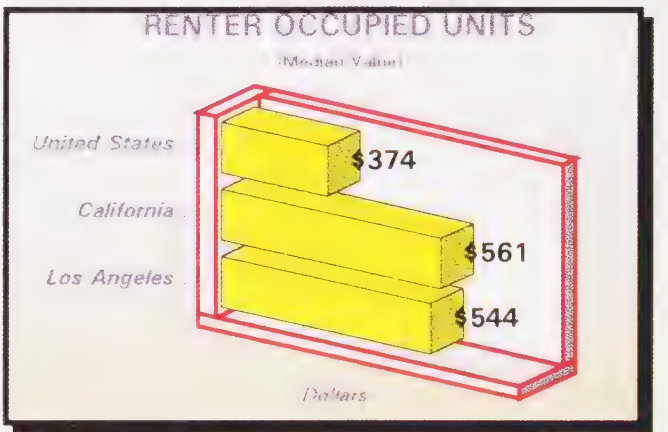


Chart F

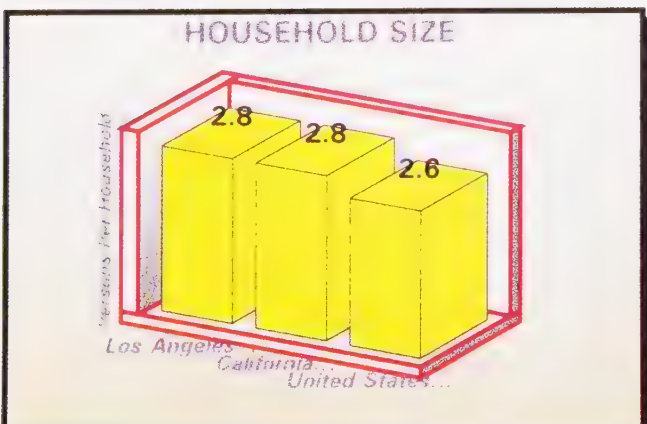
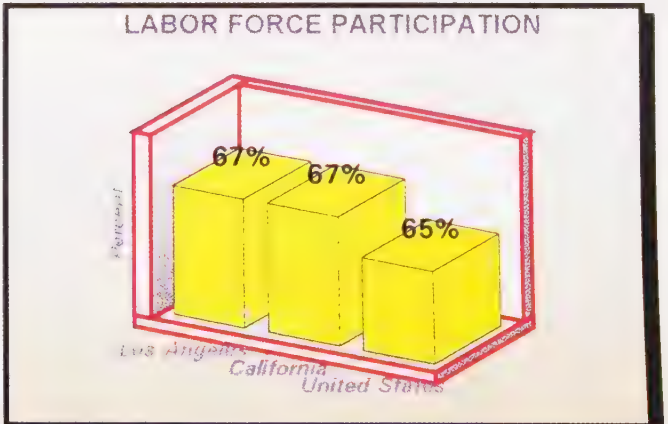


Chart G



Section D

ARLETA-PACOIMA

The Arleta-Pacoima Community Planning Area is located in the northern part of the San Fernando Valley between the 5 (Golden State) Freeway and 210 (Foothill) Freeway. Arleta-Pacoima is surrounded by Lakeview Terrace, Sunland, Sun Valley, Panorama City, Mission Hills, The City of San Fernando, and the Sylmar Community Planning Area. Predominant features include the Hansen Dam Recreation Area, the western half of the Hansen Dam public golf course, Whiteman Airpark, and San Fernando High School. The Planning Area is situated near the San Gabriel Mountains and the Angeles National Forest.

The total area encompasses more than 6,500 acres (10 square miles) of land. Significant land uses include; forty four percent residential, eleven percent manufacturing, and twenty five percent open space. Approximately seventeen percent of all land in the area is used for public streets and highways.

Even though Arleta-Pacoima ranks as number eighteen citywide in terms of population density with 13.1 persons per gross acre, the Area has the largest households in Los Angeles with 4.54 persons per occupied dwelling unit. Seventy two and one half percent of the population live in single family detached housing.

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7july95



ARLETA - PACOIMA
GENERALIZED LAND USE



NOT TO SCALE

ARLETA/PACOIMA COMMUNITY PROFILE

total populationarleta/pacoima
citywide**estimated data (from U.S. Census)**

1970	1980	1990
63875	68345	90958
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
102467	115461
3852993	4306564

growth ratearleta/pacoima
citywide**1970 to 1980 1980 to 1990**

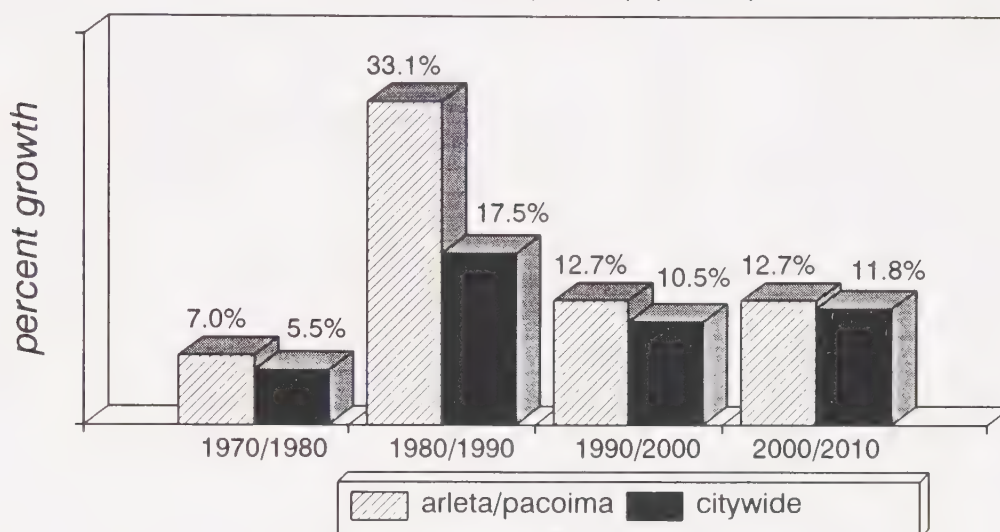
7.0%	33.1%
5.5%	17.5%

1990 to 2000 2000 to 2010

12.7%	12.7%
10.5%	11.8%

population growth rate comparison

(includes group quarters population) **

**total households**arleta/pacoima
citywide

1970
16042
1024873

1980
17191
1135491

1990
19981
1203052

2000
21345
1323882

2010
23376
1474514

growth ratearleta/pacoima
citywide**1970 to 1980 1980 to 1990**

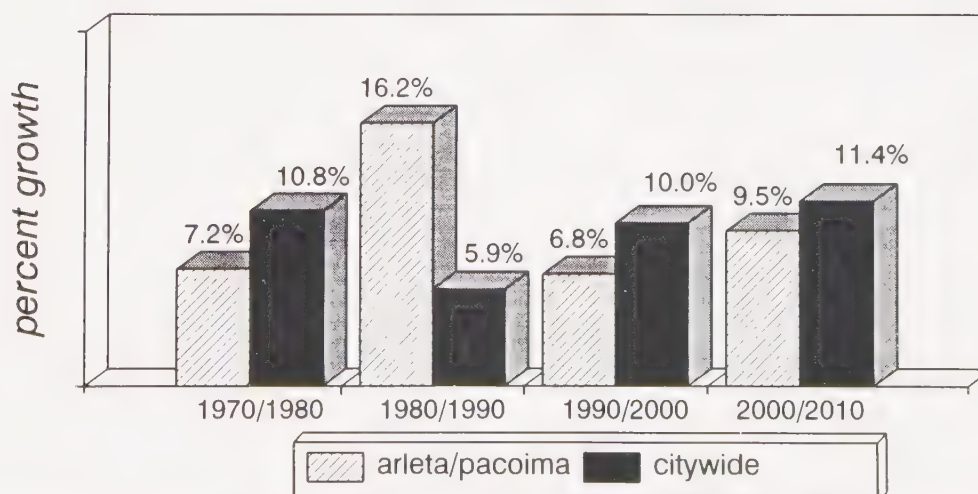
7.2%	16.2%
10.8%	5.9%

1990 to 2000 2000 to 2010

6.8%	9.5%
10.0%	11.4%

household growth rate comparison

(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

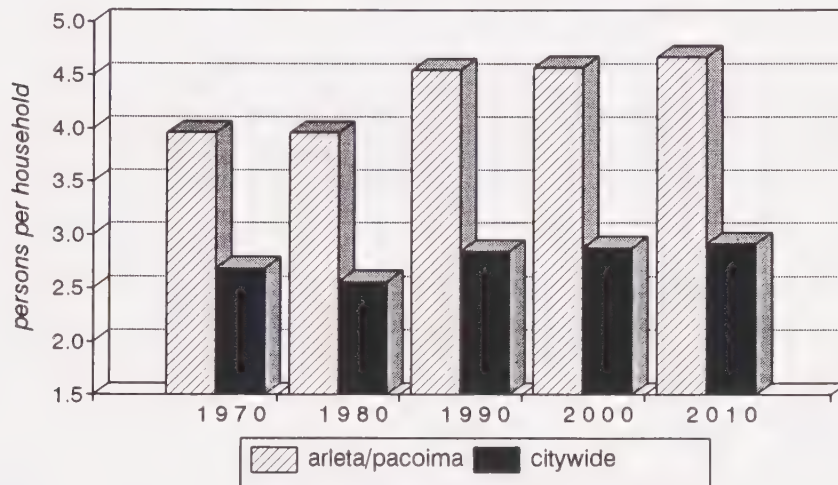
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
arleta/pacoima	3.96	3.96	4.54	4.57	4.66
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison

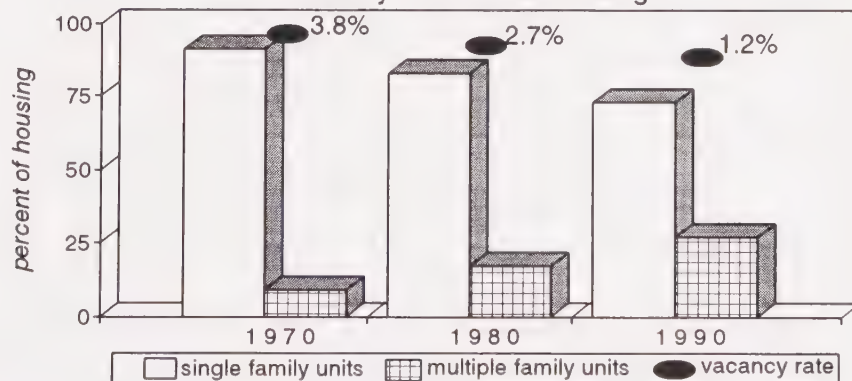


housing splits / vacancy factors **

(arleta/pacoima only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

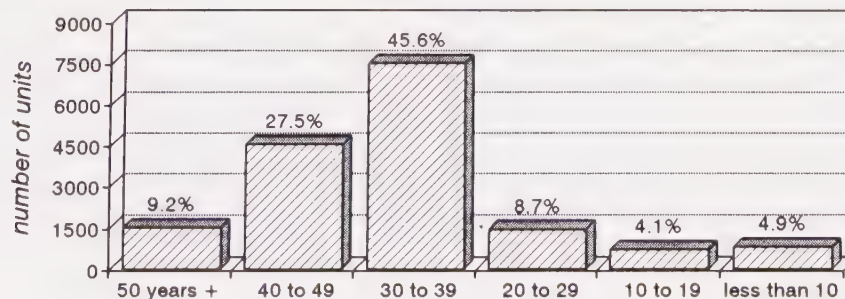
	1970	1980	1990
single family dwellings	91%	83%	73%
multiple family dwellings	9%	17%	27%
vacancy rate (total housing)	3.8%	2.7%	1.2%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing

age of housing as of 1994 ***

total dwellings in
arleta/pacoima
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

ARLETA/PACOIMA – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

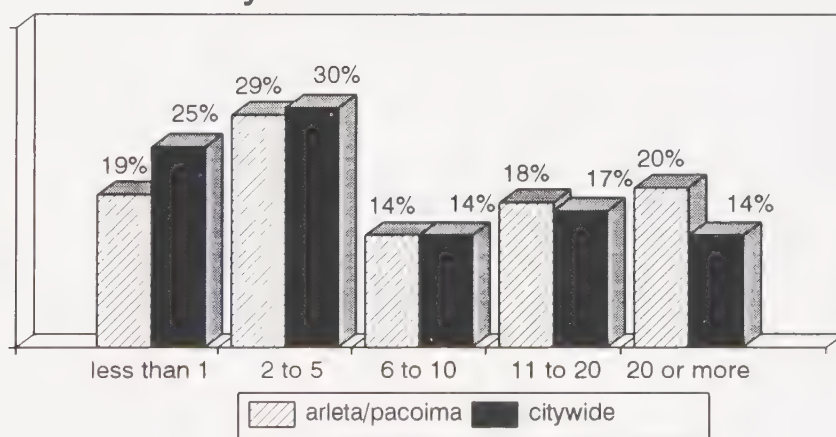
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	46.9%	20.8%	32.3%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
arleta/pacoima	9.6%	79.6%	9.8%	0.8%	0.2%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
arleta/pacoima	21.3%	23.3%	34.4%	17.0%	4.1%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

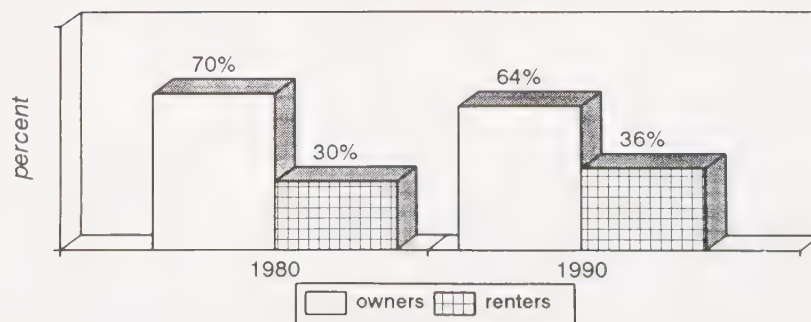
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
arleta/pacoima	19.4%	29.2%	14.0%	17.5%	19.9%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

**ARLETA/PACOIMA – COMMUNITY PROFILE
SOCIO/DEMOGRAPHICS**

1990 census data;

employment (percent) *

females employed	40.2%
males employed	59.8%
employment participation rate	68.2%
(citywide rate)	67.3%

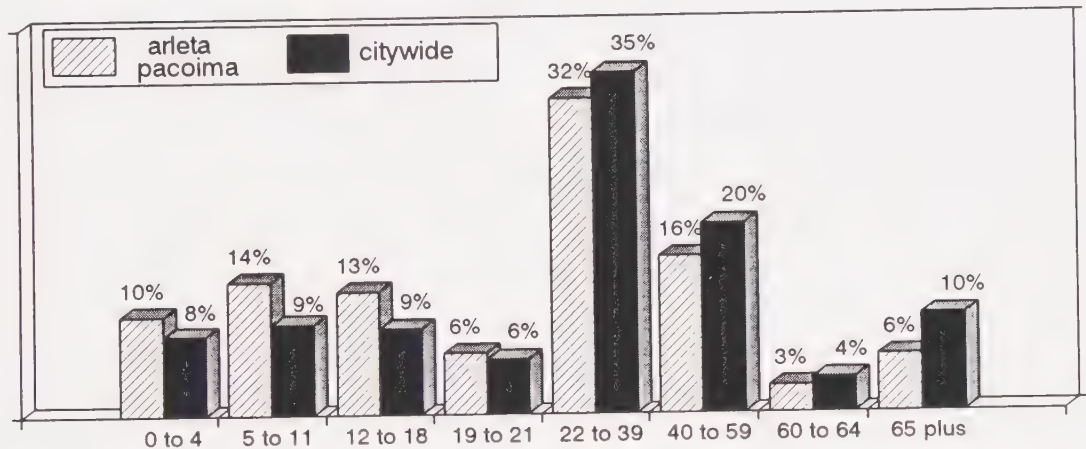
household income (1989) **

average	\$38,904
(citywide)	\$45,701
poverty (percent)	17.9%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
arleta/pacoima	40.7%	22.3%	6.3%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	foreign language spoken at home	foreign born
arleta/pacoima	spanish 64.4%, asian 4.0%, other language 1.9%	60.5%
citywide	spanish 24.3%, asian 6.0%, other language 5.6%	44.9%

means of transportation to work (percent) *****

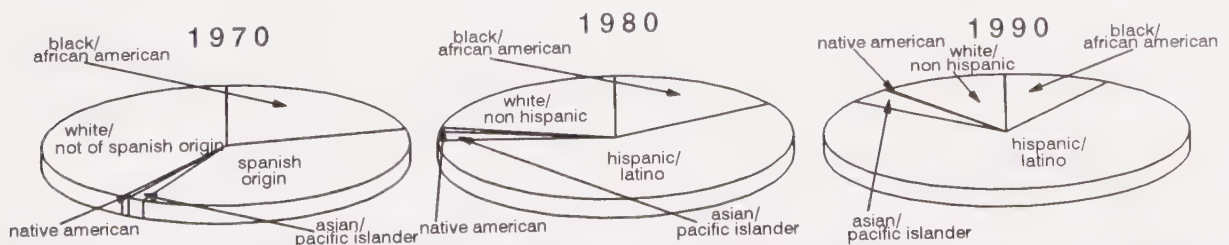
	drive alone	vanpool/carpool	public transit	other means
arleta/pacoima	60.6%	26.9%	5.5%	6.9%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
arleta/pacoima	11.9%	47.3%	19.2%	17.4%	4.2%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	1.5%	2.2%	4.1%
black/african american	21.6%	16.7%	9.4%
hispanic/latino	35.9%	58.5%	75.1%
native american	0.6%	1.0%	0.3%
white-non hispanic	40.4%	21.7%	11.0%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population). Only persons 25 years or older are included in this calculation.

*** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

**** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

BEL AIR-BEVERLY CREST

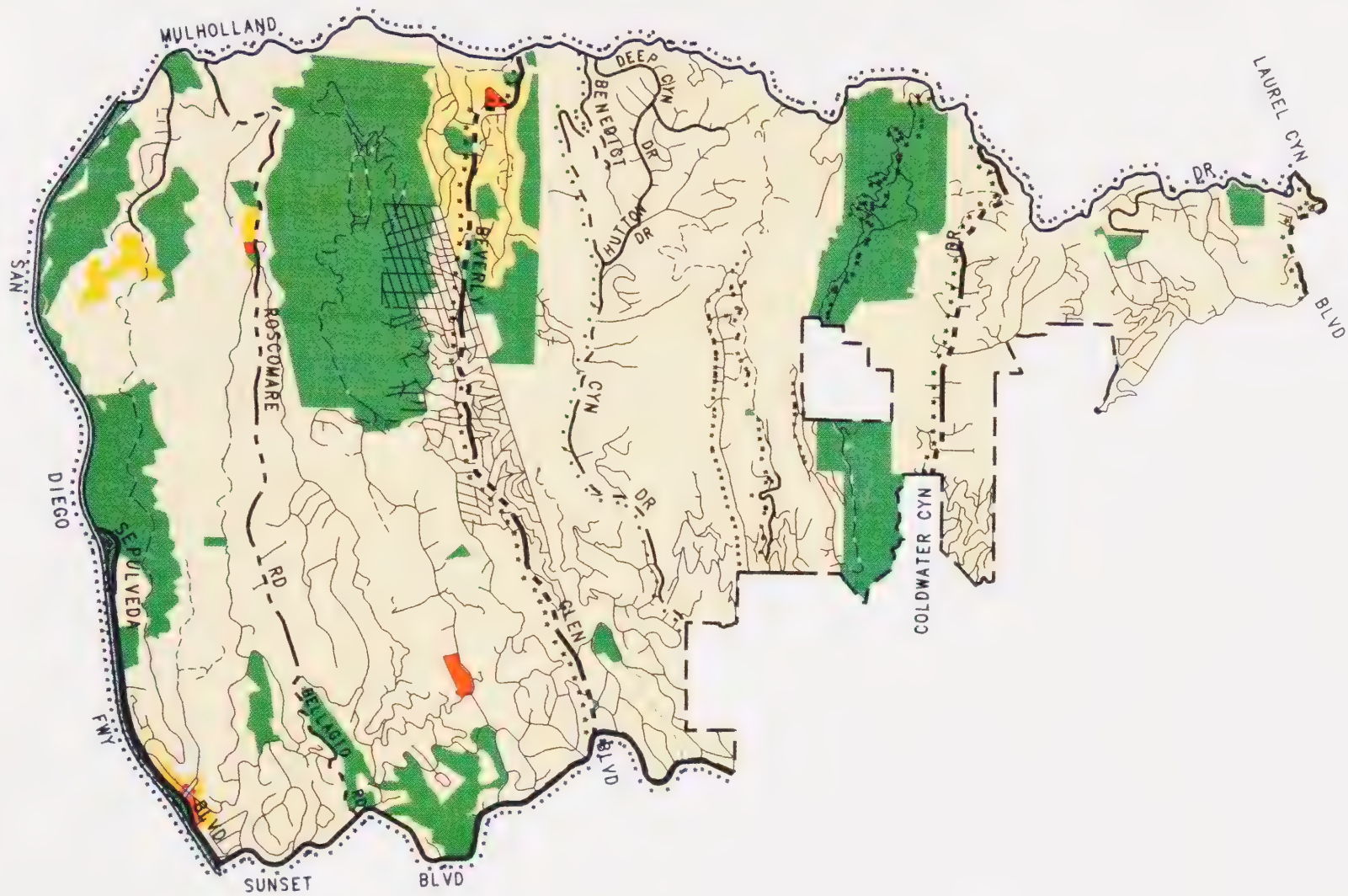
The Bel Air-Beverly Crest Community Planning Area is located in the Hollywood Hills on the westside of Los Angeles between the 405 (San Diego) Freeway on the west and Laurel Canyon on the east. It is traversed, north to south by Coldwater Canyon Boulevard, Benedict Canyon Boulevard, and Beverly Glen Boulevard. Bel Air-Beverly Crest is surrounded by Sherman Oaks, Studio City, the Laurel Canyon area of Hollywood, the City of Beverly Hills, Westwood, Brentwood, and the Brentwood Hills. Prominent features include the Franklin Canyon and Stone Canyon Reservoirs, and the Bel Air Country Club. The District is situated on the south facing slopes of the Hollywood Hills.

The total area encompasses almost 9,800 acres (15 square miles) of land. Significant land uses include; seventy percent low density residential and twenty one percent open space. Approximately eight percent of all land in the area is used for public streets and highways.

Bel Air-Beverly Crest ranks as lowest among the Planning Areas in terms of population density with 2.1 persons per gross acre, and highest in affluence with average household incomes in excess of four times the citywide average. Ninety three percent of the population live in single family detached housing.

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7july95



BEL AIR - BEVERLY CREST
GENERALIZED LAND USE


 N
 NOT TO SCALE

BEL AIR – BEVERLY CREST COMMUNITY PROFILE

total population
bel air
citywide

estimated data (from U.S. Census)		
1970	1980	1990
17672	20003	19537
2811801	2966850	3485398

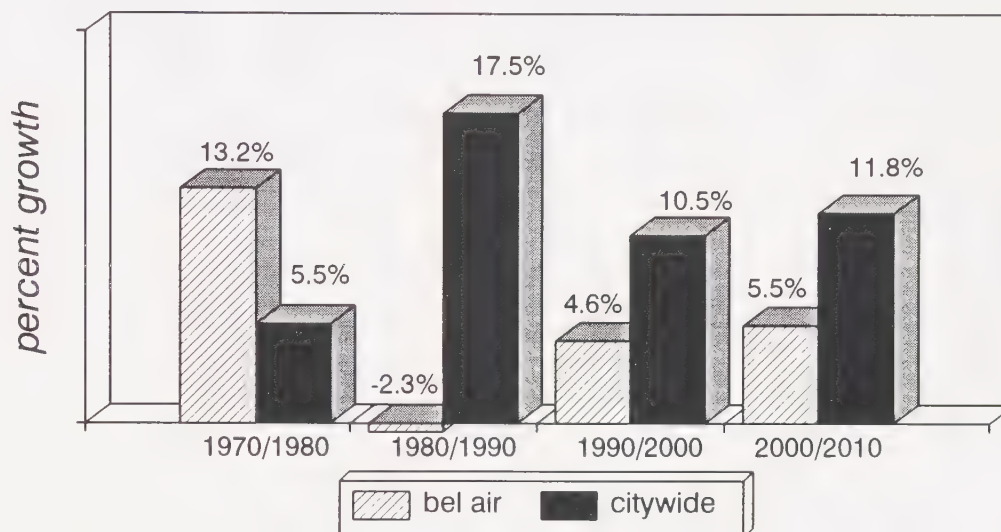
projections (from SCAG) *	
2000	2010
20441	21557
3852993	4306564

growth rate
bel air
citywide

1970 to 1980	1980 to 1990
13.2%	-2.3%
5.5%	17.5%

1990 to 2000	2000 to 2010
4.6%	5.5%
10.5%	11.8%

population growth rate comparison (includes group quarters population) **



total households
bel air
citywide

1970	1980	1990
6244	7805	7949
1024873	1135491	1203052

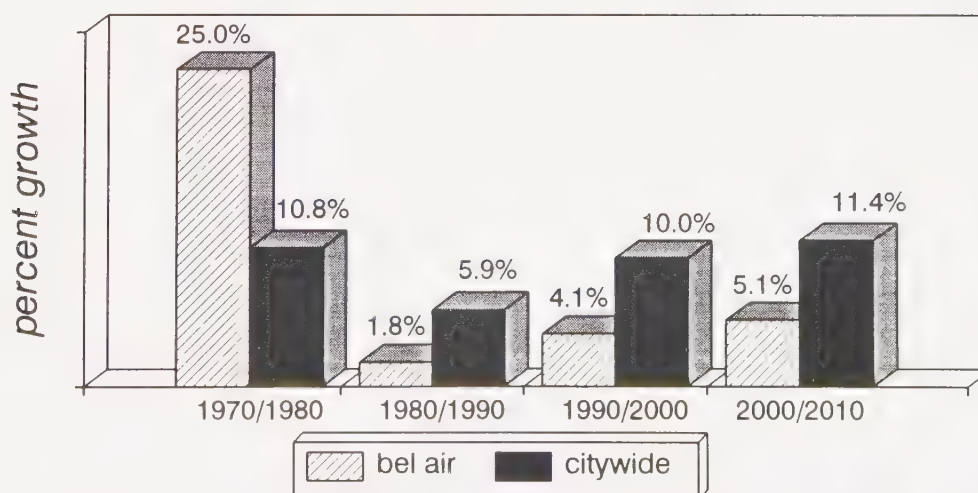
2000	2010
8272	8691
1323882	1474514

growth rate
bel air
citywide

1970 to 1980	1980 to 1990
25.0%	1.8%
10.8%	5.9%

1990 to 2000	2000 to 2010
4.1%	5.1%
10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

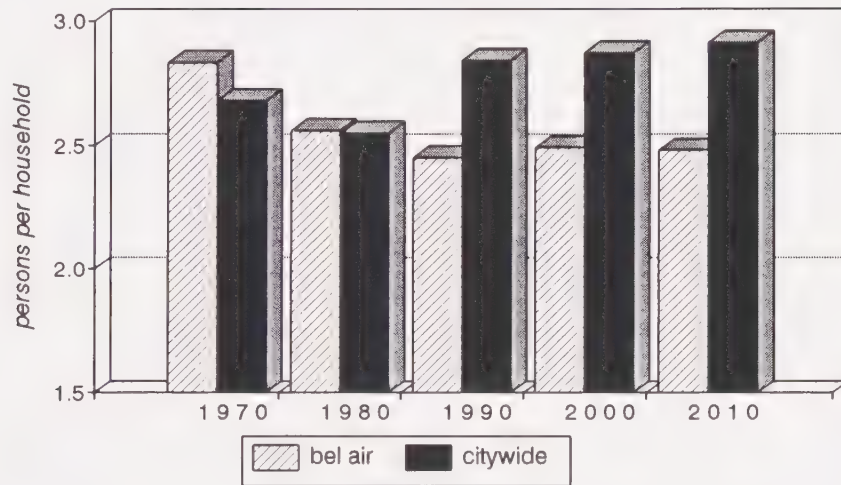
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
bel air	2.83	2.56	2.45	2.49	2.48
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison



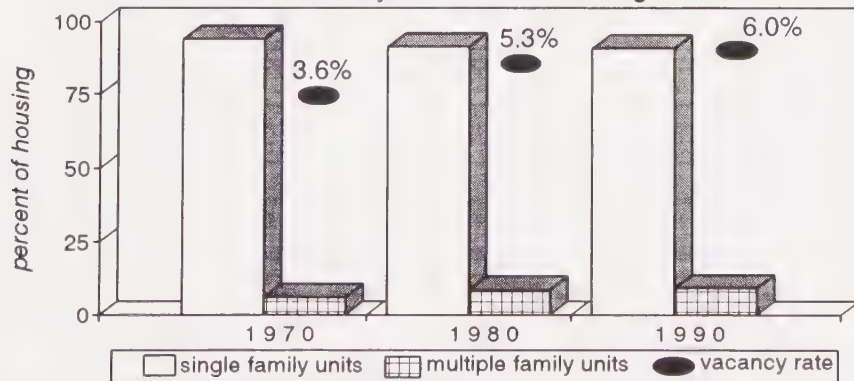
housing splits / vacancy factors **

(bel air only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

	1970	1980	1990
single family dwellings	94%	91%	91%
multiple family dwellings	6%	9%	9%
vacancy rate (total housing)	3.6%	5.3%	6.0%

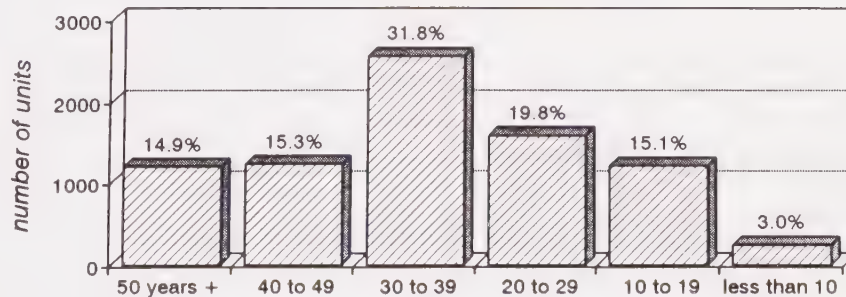
single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing



age of housing as of 1994 ***

total dwellings in
bel air
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

BEL AIR – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

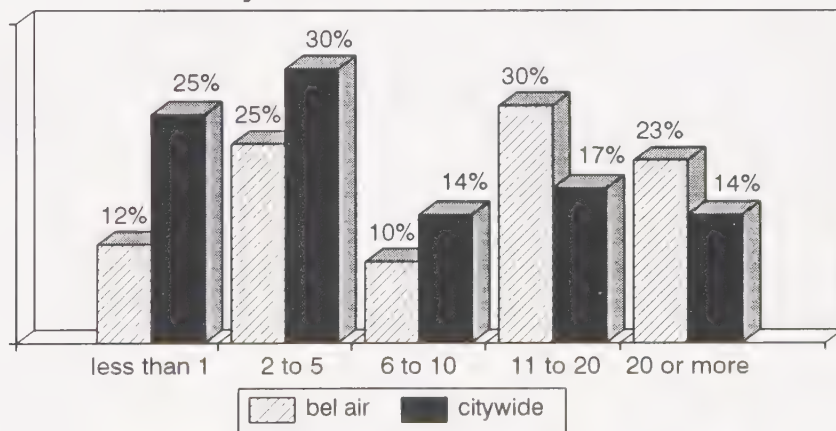
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	50.9%	16.5%	32.6%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
bel air	0.5%	1.0%	2.5%	9.6%	86.4%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
bel air	1.3%	4.9%	15.2%	16.0%	62.5%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
bel air	12.3%	24.9%	10.2%	29.8%	22.8%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

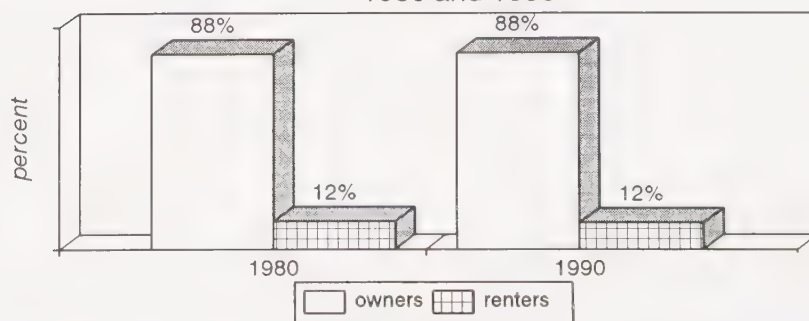
years at same address



residential tenure (ownership status)

owners/renters

1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.
 * Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.
 ** Describes length of time living at the same location. Owners and renters combined.

BEL AIR – COMMUNITY PROFILE

SOCIO/DEMOGRAPHICS

1990 census data;

employment (percent) *

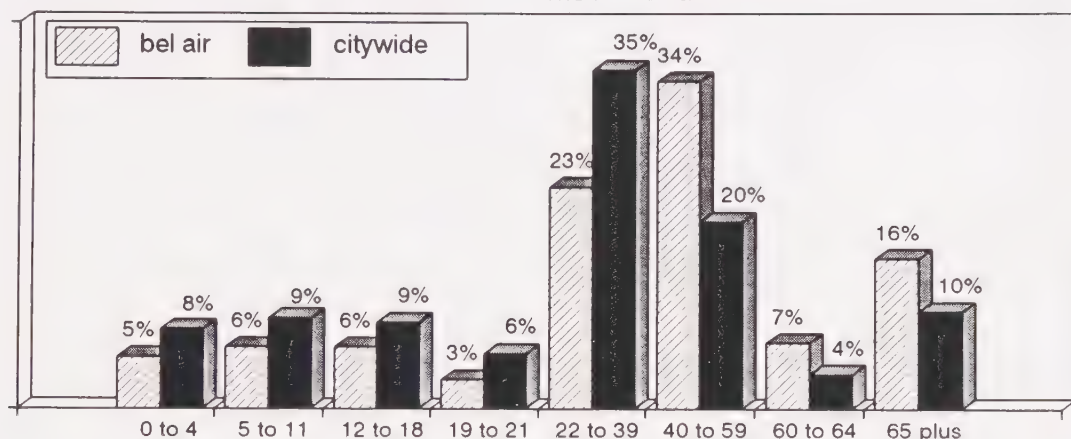
females employed	41.1%
males employed	58.9%
employment participation rate	66.2%
(citywide rate)	67.3%

household income (1989) **

average	\$194,898
(citywide)	\$45,701
poverty (percent)	4.5%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
bel air	94.5%	83.8%	58.6%
citywide	67.0%	47.8%	23.0%

age of the
general
population**language and citizenship (percent) ******

	foreign language spoken at home			foreign born
	spanish	asian	other language	
bel air	6.6%	3.0%	13.8%	26.3%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

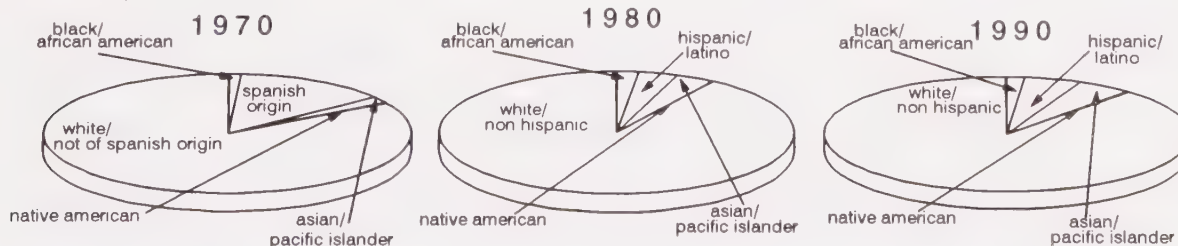
	drive alone	vanpool/ carpool	public transit	other means
bel air	76.7%	7.0%	1.1%	15.2%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
bel air	24.0%	22.2%	41.2%	3.7%	8.9%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	1.8%	3.5%	4.9%
black/african american	1.0%	1.9%	1.6%
hispanic/latino	13.6%	3.6%	5.0%
native american	0.1%	0.1%	0.1%
white-non hispanic	83.5%	90.8%	88.4%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may represent a family or other persons or families.

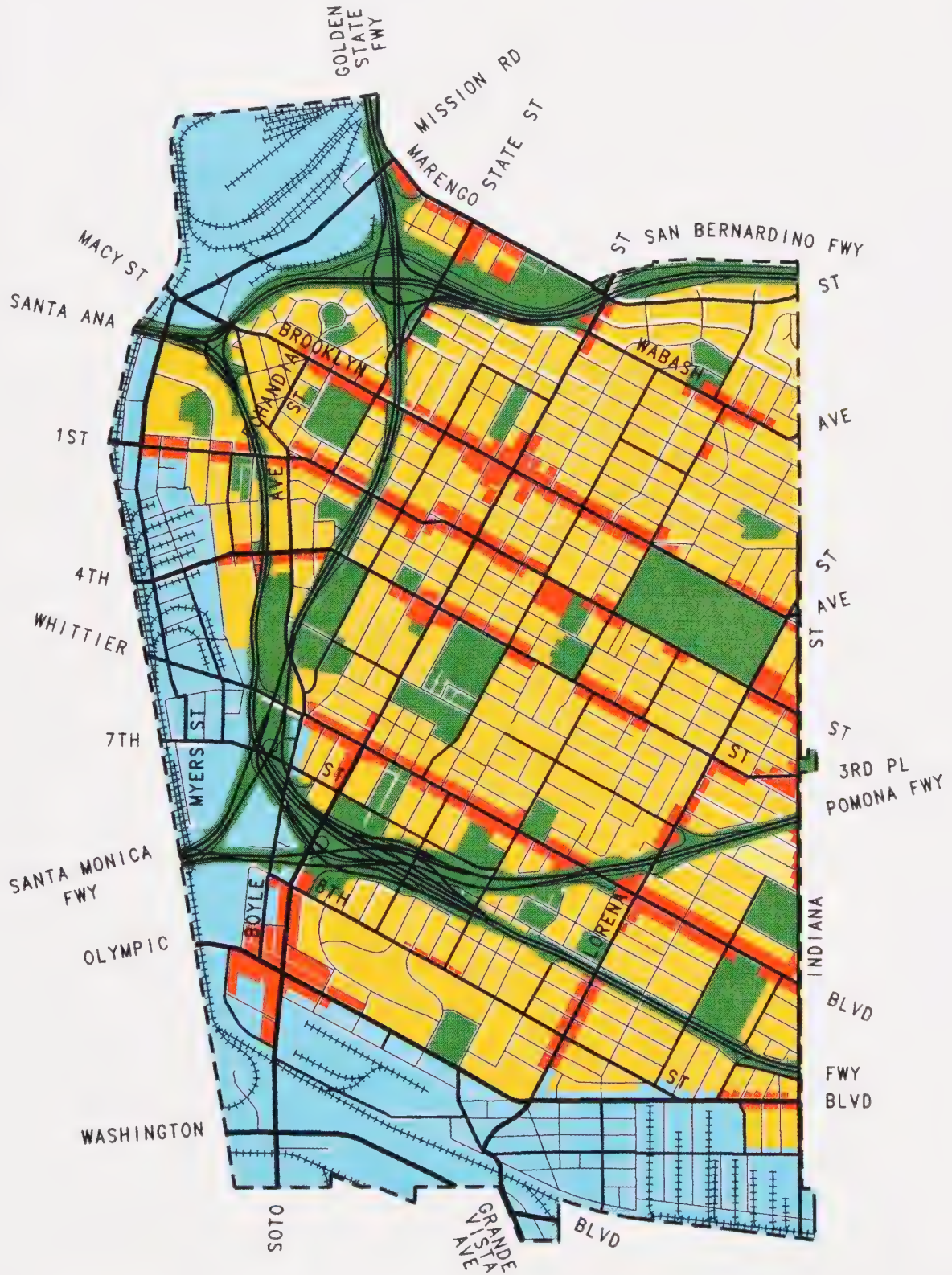
***** Persons changed after 1970. Previously described as "spanish origin".

BOYLE HEIGHTS

The Boyle Heights City Planning Area is located on the eastern boundary of Los Angeles. The area is surrounded by Lincoln Heights, El Sereno, the County unincorporated regions of City Terrace and East Los Angeles, the City of Vernon, and Central City North. Boyle Heights is the locale of two major freeway interchanges and a freeway intersection.

The total area encompasses more than 3,800 acres (6 square miles) of land. Significant land uses include; thirty two percent mixed density residential, twenty one percent manufacturing, and seventeen percent open space. Approximately twenty three percent of all land in the area is used for public streets and highways. Boyle Heights ranks as fourth highest among City Planning Areas in terms of population density with 23.9 persons per gross acre. Sixty two percent of the population live in multiple family dwelling units.

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BOYLE HEIGHTS
GENERALIZED LAND USE



NOT TO SCALE

BOYLE HEIGHTS COMMUNITY PROFILE

total population
boyle heights
citywide

estimated data (from U.S. Census)

1970	1980	1990
75926	81279	94580
2811801	2966850	3485398

projections (from SCAG) *

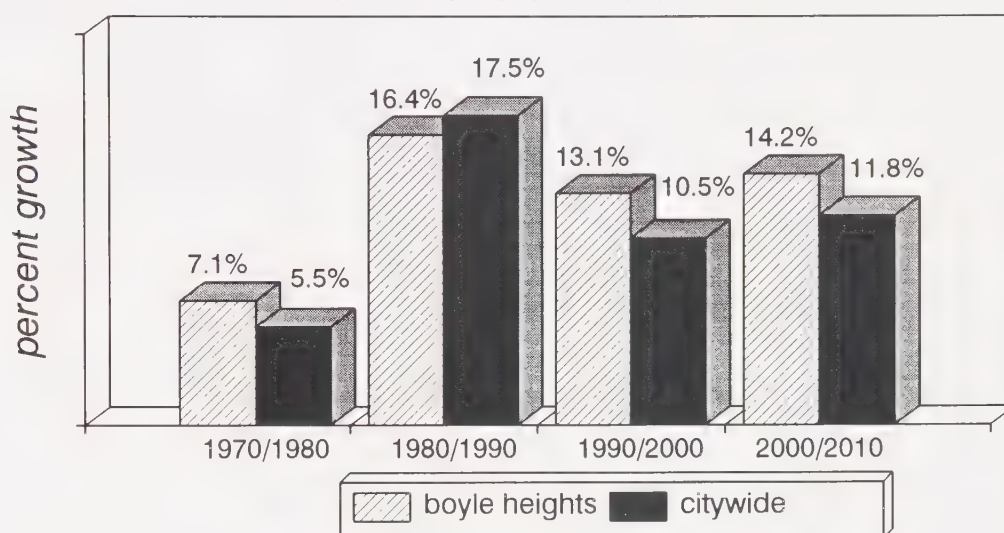
2000	2010
106944	122092
3852993	4306564

growth rate
boyle heights
citywide

1970 to 1980	1980 to 1990
7.1%	16.4%
5.5%	17.5%

1990 to 2000	2000 to 2010
13.1%	14.2%
10.5%	11.8%

population growth rate comparison (includes group quarters population) **



total households
boyle heights
citywide

1970	1980	1990
21049	21598	22432
1024873	1135491	1203052

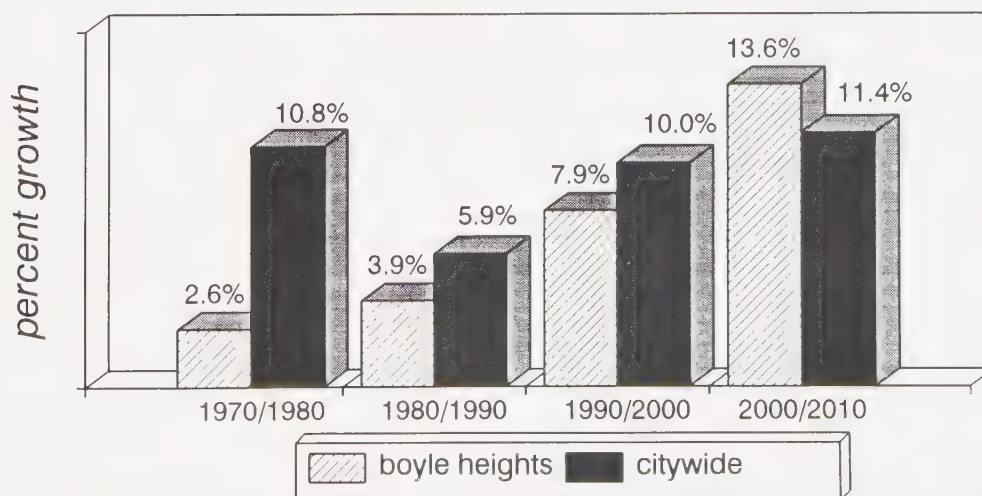
2000	2010
24208	27503
1323882	1474514

growth rate
boyle heights
citywide

1970 to 1980	1980 to 1990
2.6%	3.9%
10.8%	5.9%

1990 to 2000	2000 to 2010
7.9%	13.6%
10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

household size

(persons per dwelling unit) *

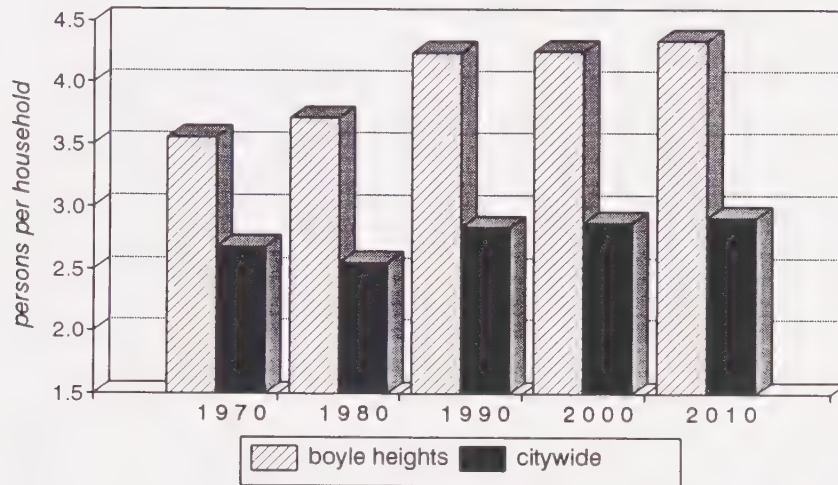
boyle heights
citywide

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
boyle heights	3.55	3.71	4.24	4.25	4.34
citywide	2.68	2.55	2.84	2.87	2.91

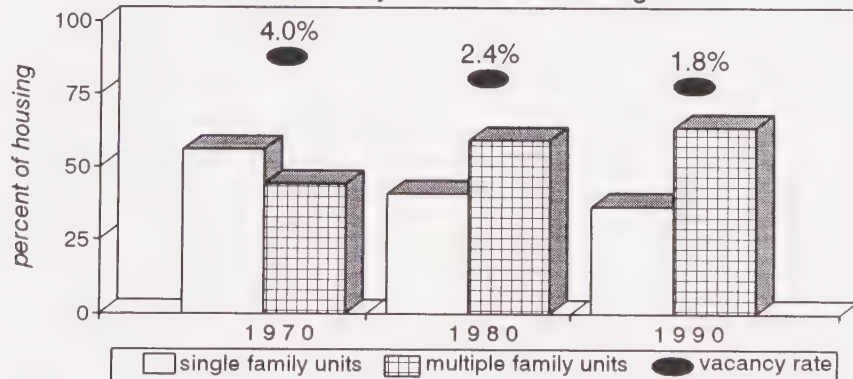
household size comparison

housing splits / vacancy factors **

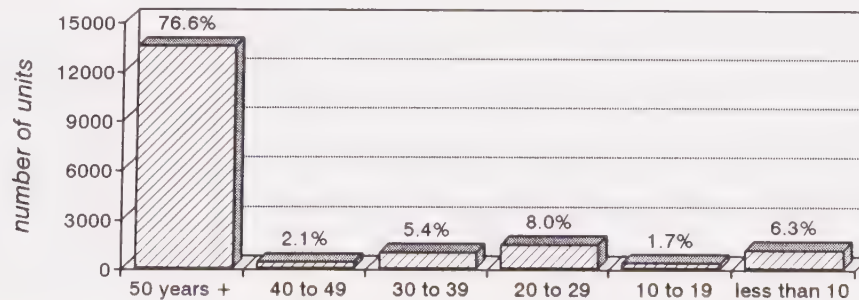
(boyle heights only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

	1970	1980	1990
single family dwellings	56%	41%	36%
multiple family dwellings	44%	59%	64%
vacancy rate (total housing)	4.0%	2.4%	1.8%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housingage of housing as of 1994 ***total dwellings in
boyle heights
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

BOYLE HEIGHTS – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

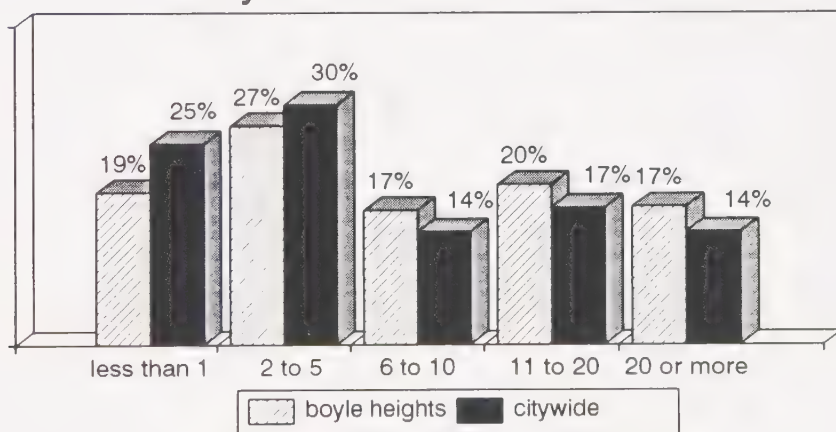
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	63.0%	14.3%	22.6%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
boyle heights	26.0%	59.9%	11.9%	1.8%	0.4%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
boyle heights	25.8%	46.7%	24.9%	2.2%	0.4%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

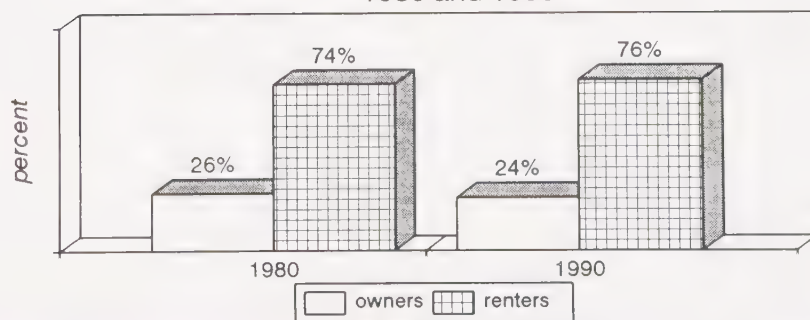
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
boyle heights	18.9%	27.3%	16.7%	20.0%	17.1%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure (ownership status)

owners/renters 1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

BOYLE HEIGHTS – COMMUNITY PROFILE

SOCIO/DEMOGRAPHICS

Page D.3.6

1990 census data;

employment (percent) *

females employed	37.6%
males employed	62.4%
employment participation rate	62.1%
(citywide rate)	67.3%

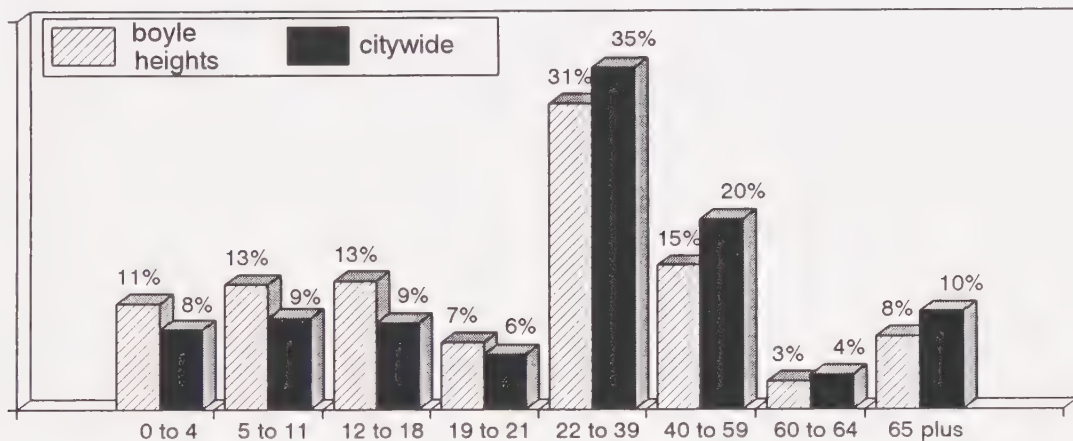
household income (1989) **

average	\$25,870
(citywide)	\$45,701
poverty (percent)	29.6%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
boyle heights	26.5%	13.6%	3.7%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	spanish	asian	other language	foreign born
boyle heights	86.2%	3.6%	0.5%	75.6%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

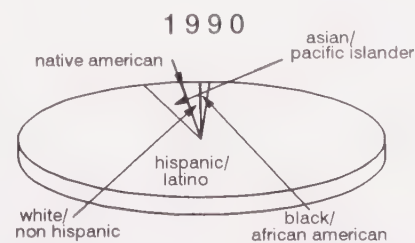
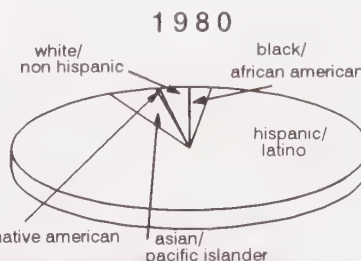
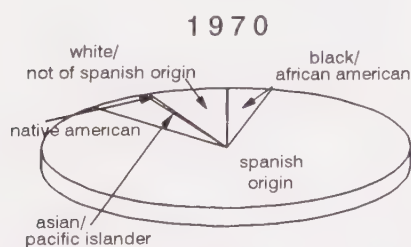
	drive alone	vanpool/ carpool	public transit	other means
boyle heights	44.1%	24.3%	22.3%	9.3%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
boyle heights	15.8%	41.6%	14.2%	23.8%	4.7%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	5.5%	4.4%	3.2%
black/african american	3.8%	1.9%	0.7%
hispanic/latino	83.3%	90.6%	94.4%
native american	0.4%	0.4%	0.1%
white-non hispanic	6.9%	2.7%	1.6%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

BRENTWOOD-PACIFIC PALISADES

The Brentwood-Pacific Palisades Community Planning Area is located on the western boundary of Los Angeles. The district is surrounded by Tarzana, Encino, Bel Air, Westwood, Sawtelle and the Sawtelle Veterans Administration Hospital, Santa Monica, the Pacific Ocean, and the Los Angeles County unincorporated areas of Fernwood, Glenview, and Calabasas. Brentwood-Pacific Palisades is the locale of the Mountaingate Golf Courses, the Brentwood Country Club, the Riviera Country Club, Topanga State Park, Mount Saint Mary's College, Palisades and University High Schools, and Will Rogers State Historic Park and State Beach.

The total area encompasses almost 24,200 acres (38 square miles). Significant land uses include; thirty seven percent low density residential and fifty two percent open space. Approximately six percent of all land in the area is used for public streets and highways.

Brentwood-Pacific Palisades ranks as second highest citywide in terms of affluence with income levels nearly three times higher than the citywide average. Sixty six percent of the population live in single family housing.

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BRENTWOOD/PACIFIC PALISADES COMMUNITY PROFILE

total population
brentwood
citywide

estimated data (from U.S. Census)

1970	1980	1990
53703	53794	54880
2811801	2966850	3485398

projections (from SCAG) *

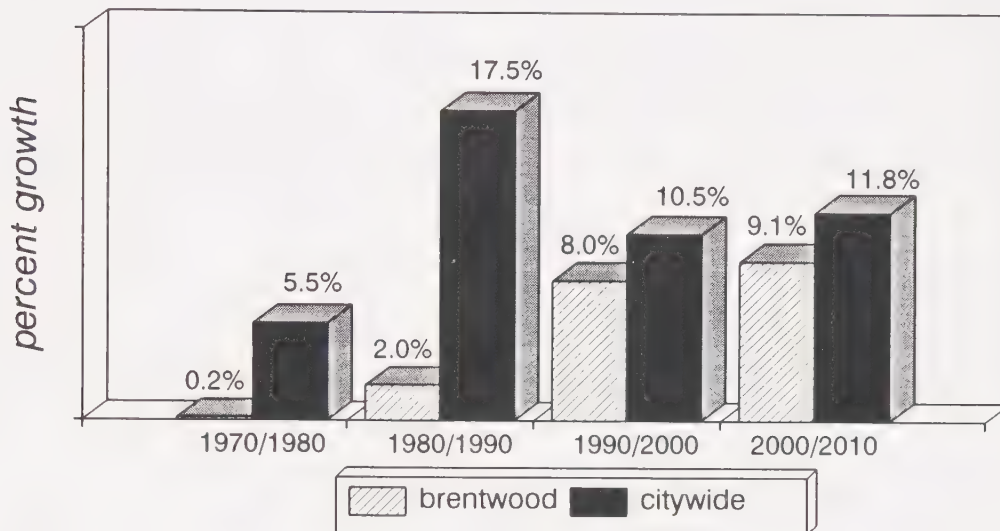
2000	2010
59247	64619
3852993	4306564

growth rate
brentwood
citywide

1970 to 1980	1980 to 1990
0.2%	2.0%
5.5%	17.5%

1990 to 2000	2000 to 2010
8.0%	9.1%
10.5%	11.8%

population growth rate comparison (includes group quarters population) **



total households
brentwood
citywide

1970
20355
1024873

1980
23099
1135491

1990
24521
1203052

2000
26044
1323882

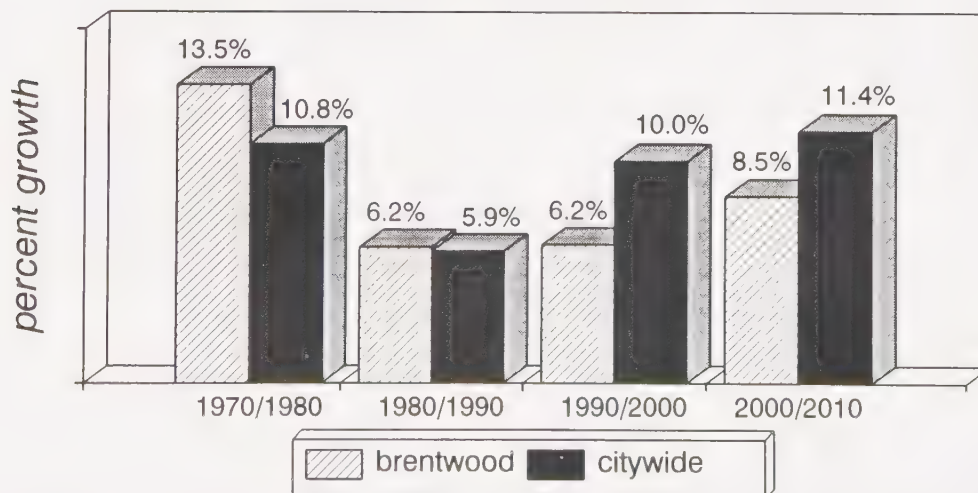
2010
28251
1474514

growth rate
brentwood
citywide

1970 to 1980	1980 to 1990
13.5%	6.2%
10.8%	5.9%

1990 to 2000	2000 to 2010
6.2%	8.5%
10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

household size

(persons per dwelling unit) *

brentwood
citywide

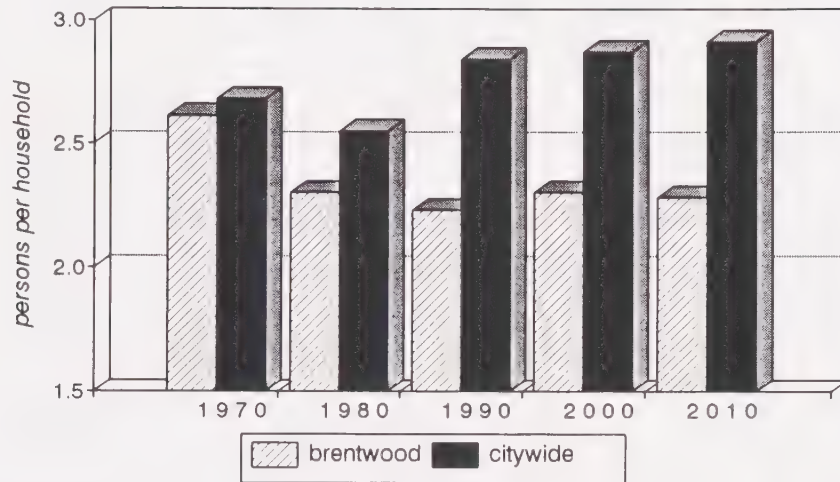
estimated data (from U.S. Census)

1970	1980	1990
2.61	2.30	2.23
2.68	2.55	2.84

projections (from SCAG)

2000	2010
2.30	2.28
2.87	2.91

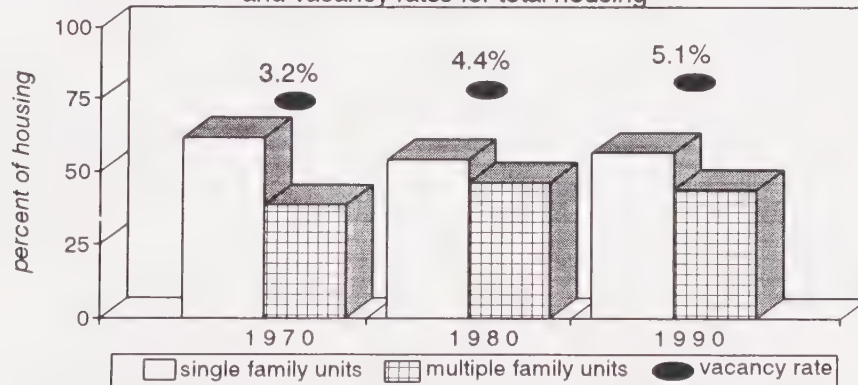
household size comparison

housing splits / vacancy factors **

(brentwood only)

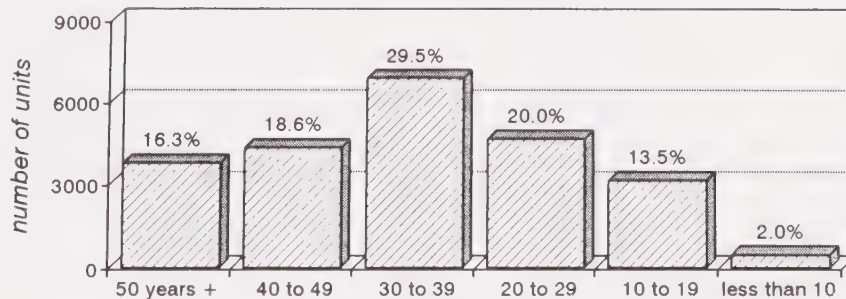
single family dwellings
multiple family dwellings
vacancy rate (total housing)

1970	1980	1990
62%	54%	56%
38%	46%	44%
3.2%	4.4%	5.1%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housingage of housing as of 1994 ***

total dwellings in
brentwood
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

BRENTWOOD – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

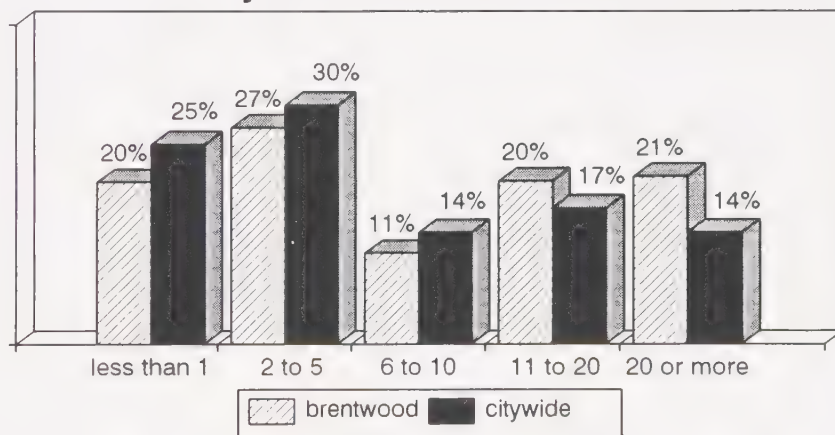
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	55.5%	15.0%	29.6%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
brentwood	0.5%	0.8%	1.3%	7.0%	90.3%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
brentwood	1.2%	4.7%	21.3%	32.1%	40.7%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

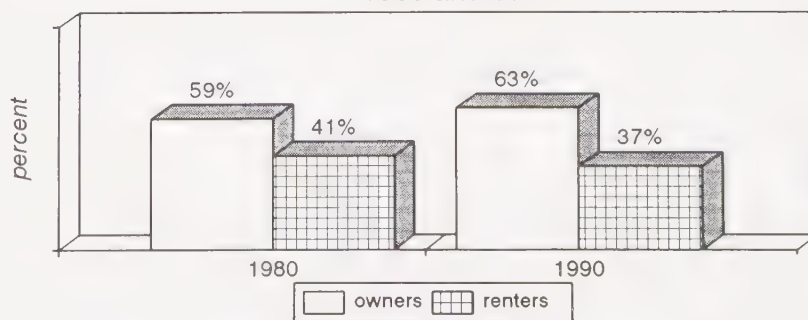
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
brentwood	20.3%	27.1%	11.4%	20.4%	20.9%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure (ownership status)

owners/renters 1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

BRENTWOOD – COMMUNITY PROFILE

SOCIO/DEMOGRAPHICS

Page D.4.6

1990 census data;

employment (percent) *

females employed	46.9%
males employed	53.1%
employment participation rate	67.2%
(citywide rate)	67.3%

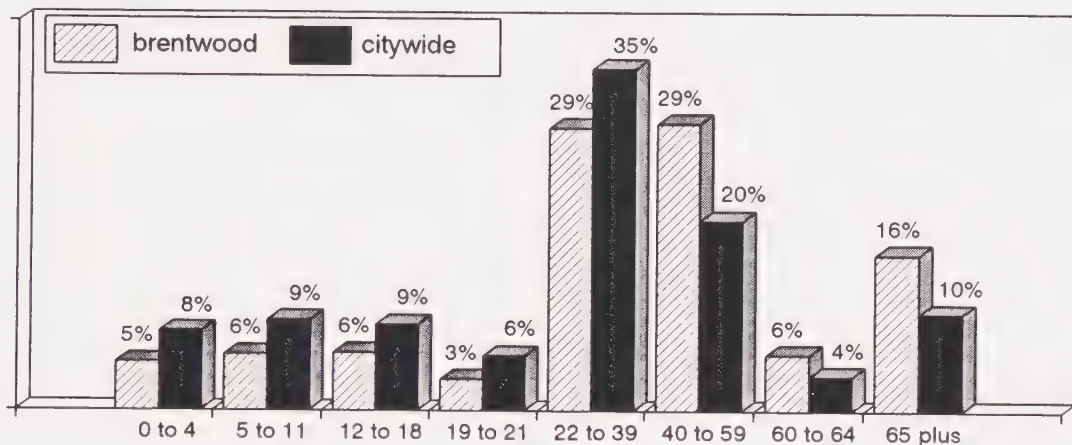
household income (1989) **

average	\$123,007
(citywide)	\$45,701
poverty (percent)	5.0%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
brentwood	95.4%	85.2%	62.5%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	spanish	asian	other language	foreign born
brentwood	5.1%	2.8%	12.4%	21.4%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

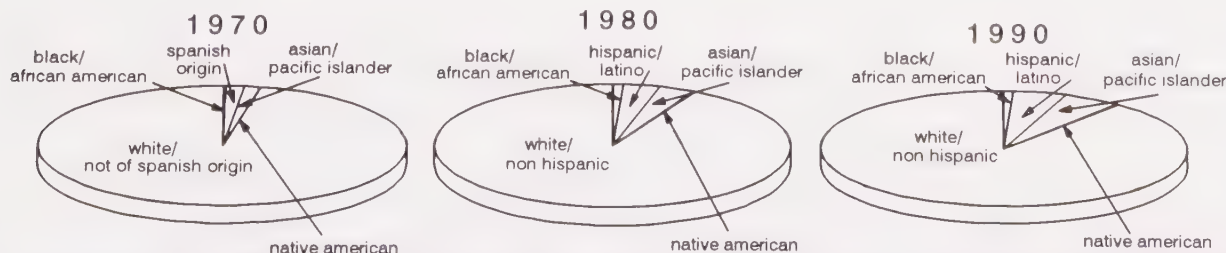
	drive alone	vanpool/ carpool	public transit	other means
brentwood	79.0%	5.7%	1.9%	13.4%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
brentwood	33.5%	18.5%	33.7%	3.5%	10.9%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	1.4%	3.2%	5.1%
black/african american	0.1%	0.9%	0.8%
hispanic/latino	1.6%	3.4%	4.7%
native american	0.1%	0.2%	0.1%
white-non hispanic	96.8%	92.4%	89.3%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population). Only persons 25 years or older are included in this calculation.

*** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

**** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

CANOGA PARK-WEST HILLS-WINNETKA-WOODLAND HILLS

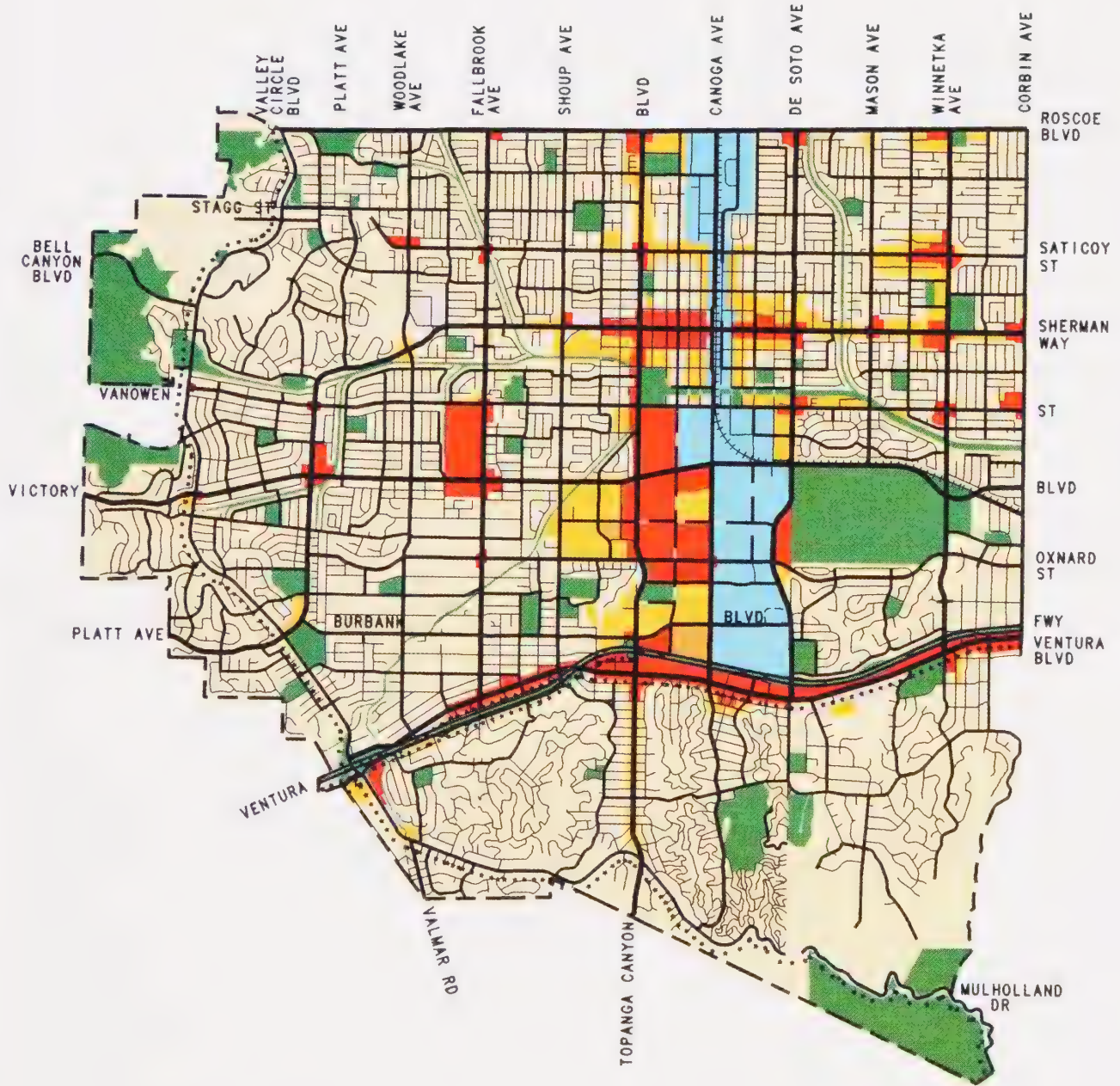
The Canoga Park-West Hills-Winnetka-Woodland Hills Community Planning Area is located on the western boundary of Los Angeles in the southwestern San Fernando Valley. It is traversed, east to west by the 101 (Ventura) Freeway. The Planning Area is surrounded by Lakeside Park, Chatsworth, Reseda, Tarzana, the County unincorporated area of Calabasas, the City of Hidden Hills, and unincorporated regions of Ventura County. Canoga Park-West Hills-Winnetka-Woodland Hills is the locale of the Woodland Hills Country Club, Bell Canyon Regional Park, Pierce Community College, El Camino Real High School, William Howard Taft High School, and Warner Center. The Woodland Hills region of the Area is the site of the "gateway to the city", a monument seen by persons traveling eastbound from Calabasas on the Ventura Freeway.

The total area covers almost 18,000 acres (28 square miles) of land. Significant land uses include; fifty five percent low density residential and eleven percent open space. Approximately nineteen percent of all land in the area is used for public streets and highways.

Canoga Park-West Hills-Winnetka-Woodland Hills is in the lowest third in Los Angeles in terms of population density with fewer than nine persons per gross acre of land. More than sixty nine percent of the population lives in single family housing.

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CANOGA PARK - WINNETKA - WOODLAND HILLS
GENERALIZED LAND USE



NOT TO SCALE

CANOGA PARK/WEST HILLS/WINNETKA/WOODLAND HILLS COMMUNITY PROFILE

total populationcanoga park
citywide**estimated data (from U.S. Census)**

1970	1980	1990
130694	134844	150560
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
169109	191892
3852993	4306564

growth ratecanoga park
citywide**1970 to 1980 1980 to 1990**

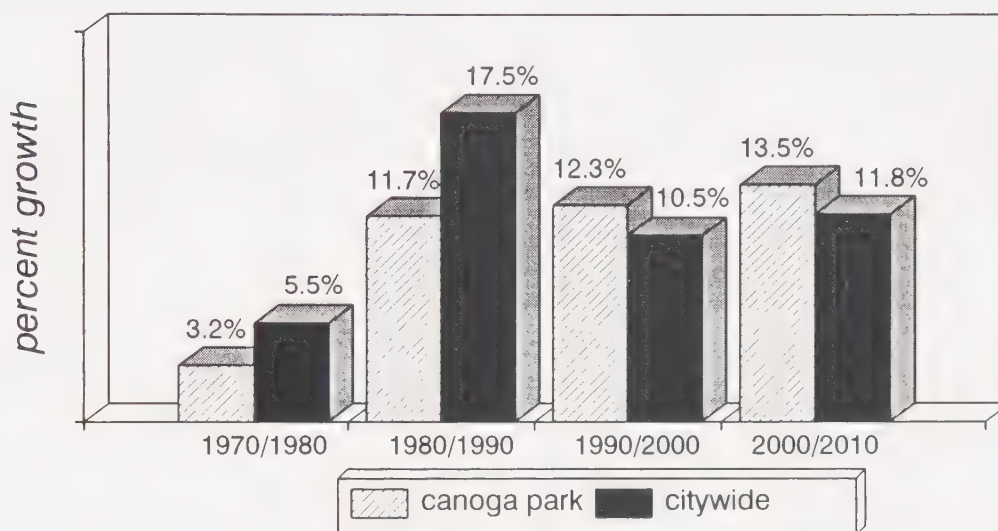
3.2%	11.7%
5.5%	17.5%

1990 to 2000 2000 to 2010

12.3%	13.5%
10.5%	11.8%

population growth rate comparison

(includes group quarters population) **

**total households**canoga park
citywide**1970**37311
1024873**1980**48206
1135491**1990**55643
1203052**2000**61260
1323882**2010**69079
1474514**growth rate**canoga park
citywide**1970 to 1980 1980 to 1990**

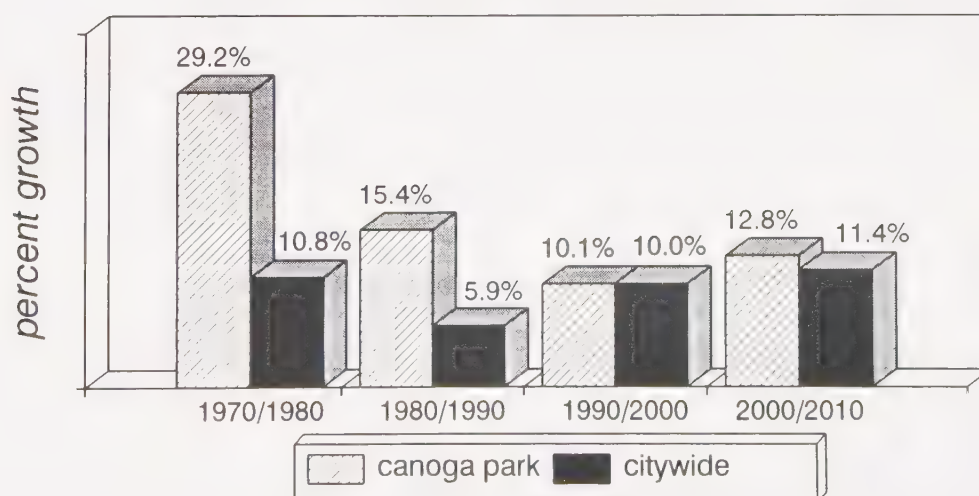
29.2%	15.4%
10.8%	5.9%

1990 to 2000 2000 to 2010

10.1%	12.8%
10.0%	11.4%

household growth rate comparison

(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

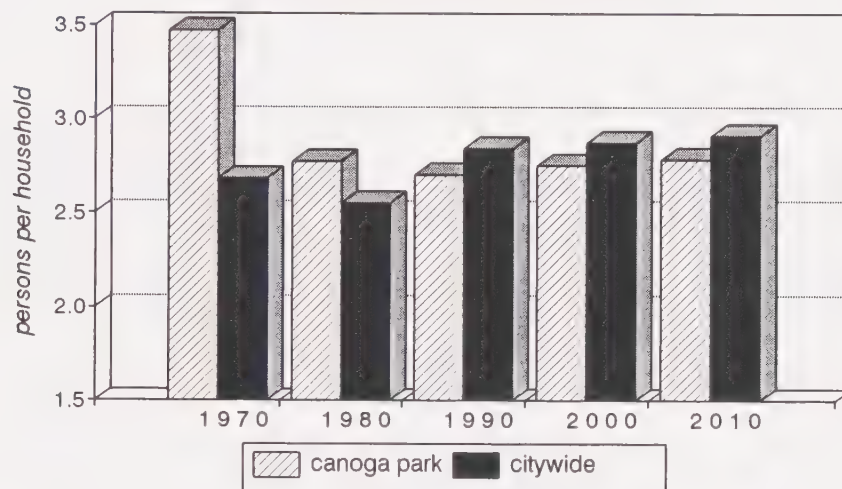
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
canoga park	3.47	2.77	2.70	2.75	2.78
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison



housing splits / vacancy factors **

(canoga park only)

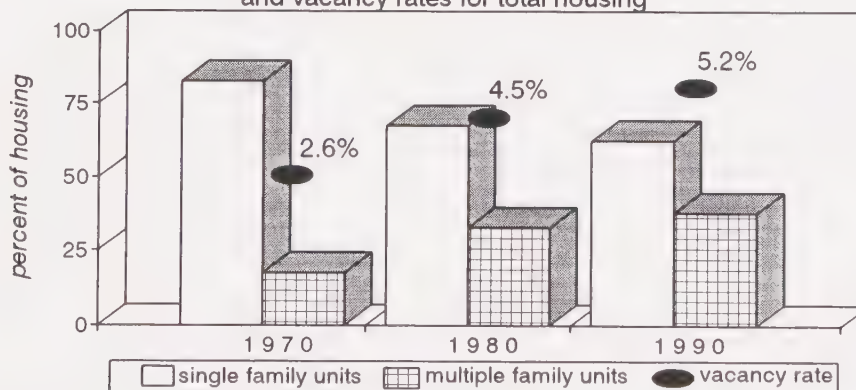
single family dwellings

multiple family dwellings

vacancy rate (total housing)

1970 1980 1990

single family dwellings	82%	68%	62%
multiple family dwellings	18%	32%	38%
vacancy rate (total housing)	2.6%	4.5%	5.2%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing

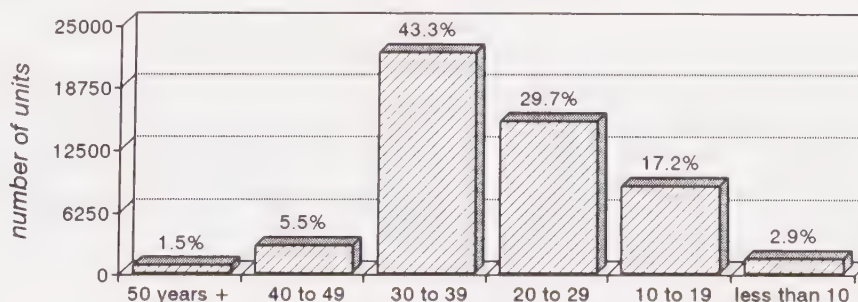
age of housing as of 1994 ***

total dwellings in

canoga park

(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

CANOGA PARK – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

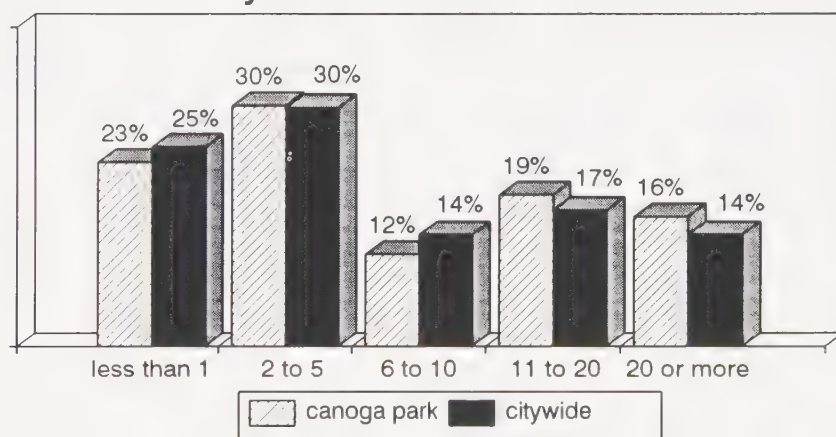
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	43.6%	21.6%	34.8%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
canoga park	1.4%	11.7%	41.8%	34.7%	10.4%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
canoga park	3.3%	11.6%	41.2%	24.2%	19.7%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

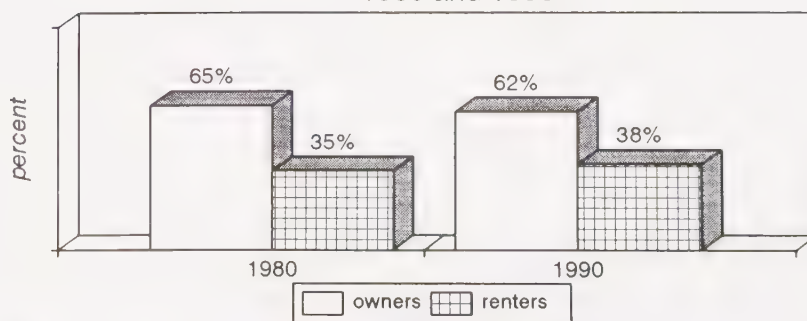
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
canoga park	23.1%	30.2%	11.5%	18.9%	16.3%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure (ownership status)

owners/renters 1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

CANOGA PARK – COMMUNITY PROFILE

SOCIO/DEMOGRAPHICS

Page D.5.6

1990 census data;

employment (percent) *

females employed	43.8%
males employed	56.2%
employment participation rate	72.7%
(citywide rate)	67.3%

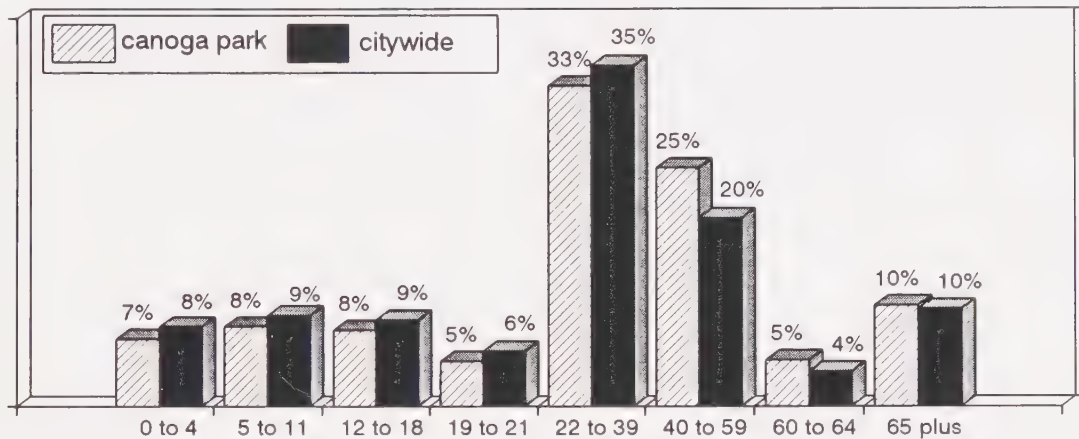
household income (1989) **

average	\$59,746
(citywide)	\$45,701
poverty (percent)	6.9%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
canoga park	83.9%	62.8%	30.1%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	foreign language spoken at home	foreign born
	spanish asian other language	
canoga park	14.0%	29.8%
citywide	24.3%	44.9%

means of transportation to work (percent) *****

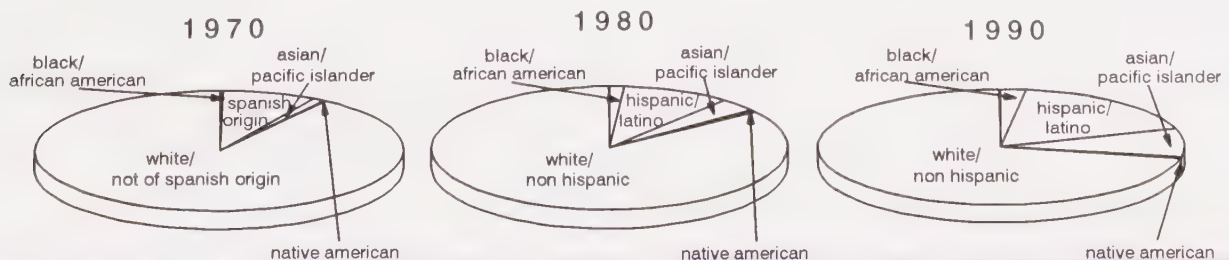
	drive alone	vanpool/ carpool	public transit	other means
canoga park	77.2%	12.7%	2.3%	7.8%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
canoga park	24.8%	27.0%	32.2%	7.4%	8.7%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	1.1%	3.5%	8.2%
black/african american	0.1%	1.3%	2.3%
hispanic/latino	8.2%	9.9%	17.8%
native american	0.2%	0.5%	0.3%
white-non hispanic	90.3%	84.8%	71.4%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

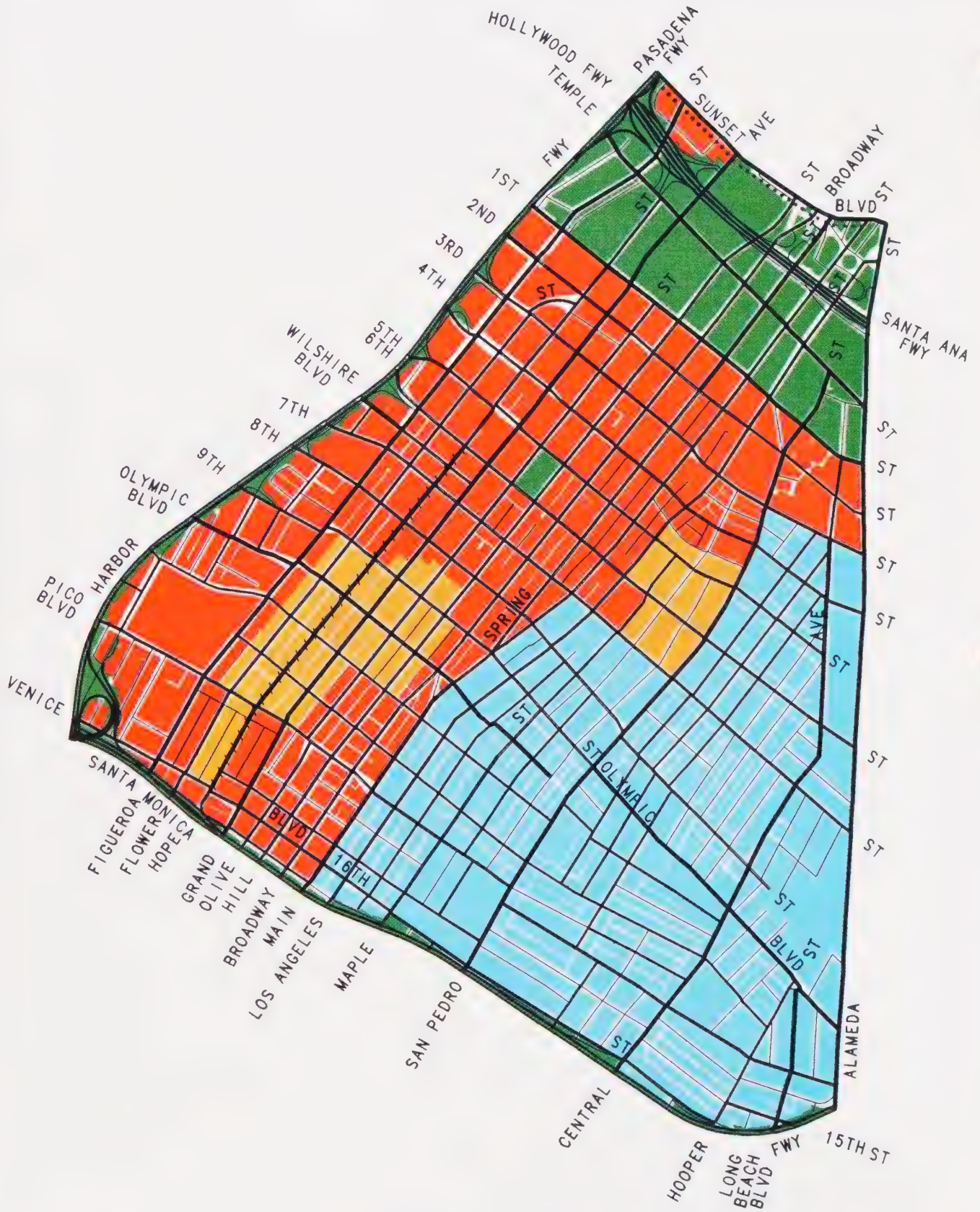
***** Hispanic/Latino persons changed after 1970. Previously described as "spanish origin".

CENTRAL CITY

The Central City Planning Area is located in downtown Los Angeles. It is surrounded by Chinatown and the Central City North Planning District, by Avalon Gardens, by the Trinity Park region of the Adams neighborhood, by Westlake, and by Echo Park. Central City is the locale of Los Angeles Civic Center, Bunker Hill, the Central Commercial Core, South Park, the East Side Industrial Park, Central City East, and Little Tokyo. The District is the site of Olvera Street, the Los Angeles Convention Center, and two major freeway interchanges including the four level "cloverleaf", an enduring symbol of Southern California.

The total area encompasses almost 2,250 acres (3.5 square miles) of land. Significant land uses include; twenty five percent commercial and twenty six percent industrial. Only five percent of the total land area is used for housing. Thirty two percent of all land in the area is used for public streets and highways. More than ninety five percent of the population live in multiple family housing, highest in Los Angeles.

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CENTRAL CITY
GENERALIZED LAND USE



NOT TO SCALE

CENTRAL CITY COMMUNITY PROFILE

total population

central city
citywide

estimated data (from U.S. Census)

1970	1980	1990
17839	27480	22374
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
24699	27029
3852993	4306564

growth rate

central city
citywide

1970 to 1980 1980 to 1990

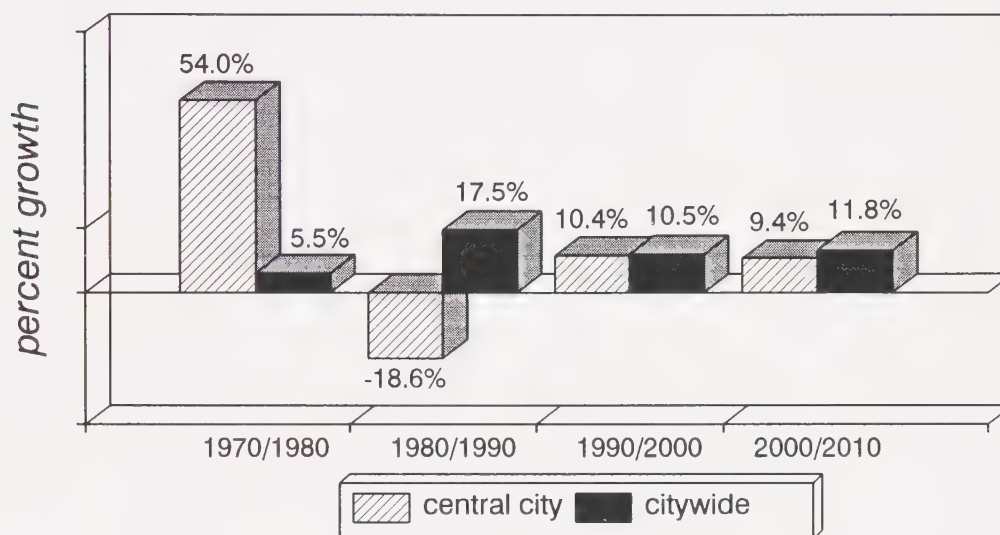
54.0%	-18.6%
5.5%	17.5%

1990 to 20002000 to 2010

10.4%	9.4%
10.5%	11.8%

population growth rate comparison

(includes group quarters population) **

total households

central city
citywide

1970	1980	1990
8161	10309	9219
1024873	1135491	1203052

20002010

11045	11421
1323882	1474514

growth rate

central city
citywide

1970 to 1980 1980 to 1990

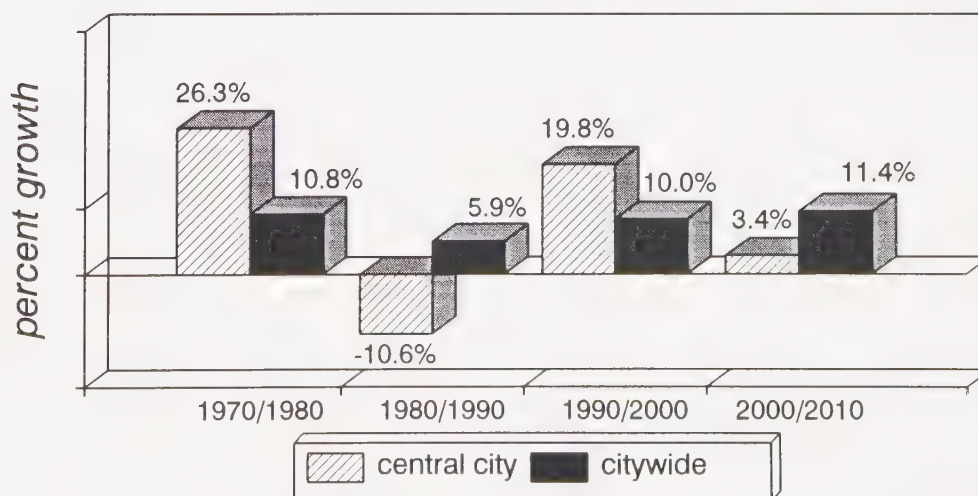
26.3%	-10.6%
10.8%	5.9%

1990 to 20002000 to 2010

19.8%	3.4%
10.0%	11.4%

household growth rate comparison

(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

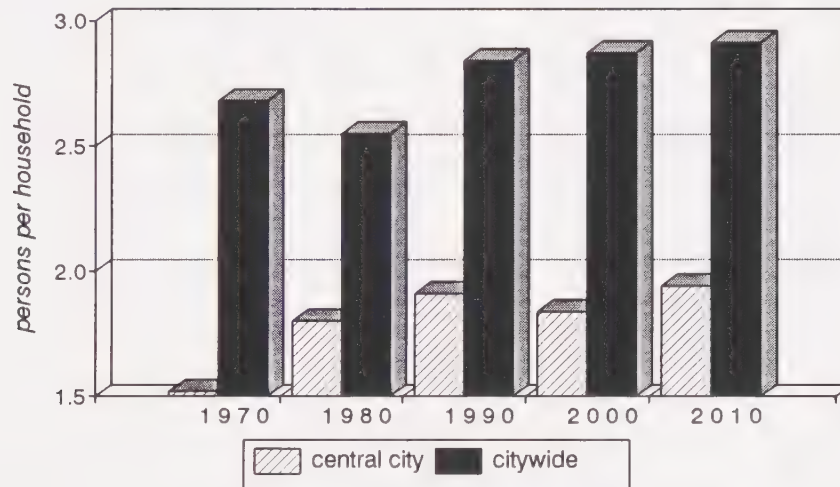
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
central city	1.52	1.80	1.91	1.84	1.94
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison

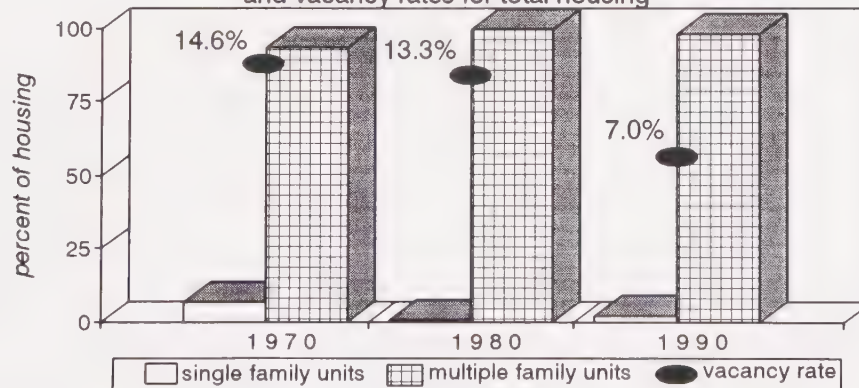


housing splits / vacancy factors **
(central city only)

1970 1980 1990

single family dwellings
multiple family dwellings
vacancy rate (total housing)

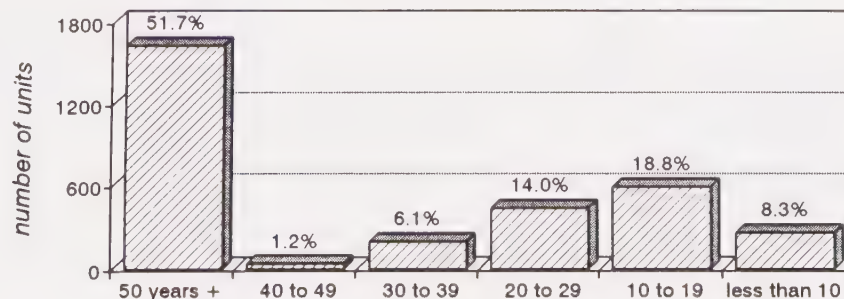
single family dwellings	7%	0%	2%
multiple family dwellings	93%	100%	98%
vacancy rate (total housing)	14.6%	13.3%	7.0%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing

age of housing as of 1994 ***

total dwellings in
central city
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

CENTRAL CITY – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

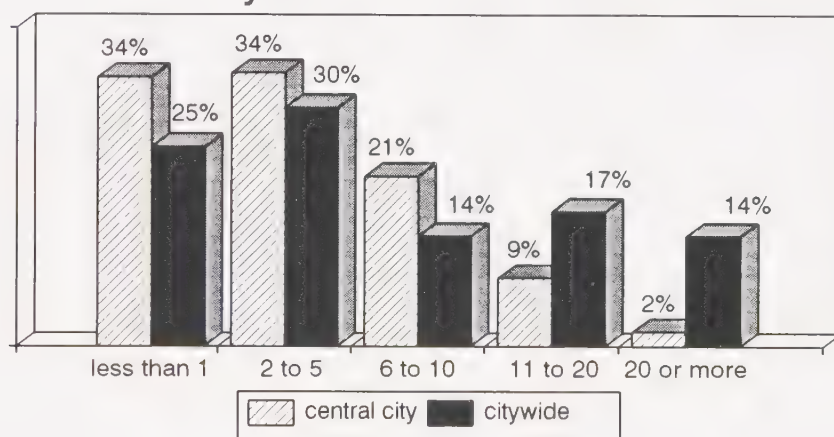
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	40.7%	23.5%	35.8%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
central city	23.1%	56.4%	11.5%	3.8%	5.1%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
central city	53.5%	26.3%	8.0%	5.3%	6.9%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

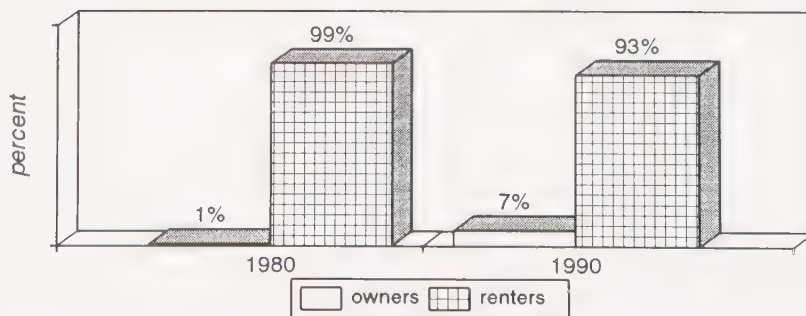
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
central city	33.8%	34.3%	21.4%	8.7%	1.8%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

CENTRAL CITY – COMMUNITY PROFILE

SOCIO/DEMOGRAPHICS

Page D.6.6

1990 census data;

employment (percent) *

females employed	28.8%
males employed	71.2%
employment participation rate	46.8%
(citywide rate)	67.3%

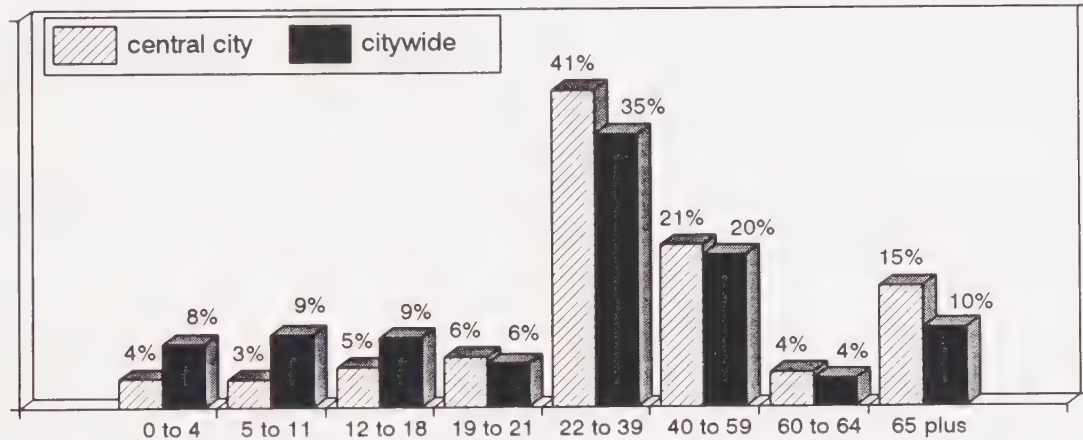
household income (1989) **

average	\$24,283
(citywide)	\$45,701
poverty (percent)	38.2%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
central city	56.9%	34.9%	14.2%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	foreign language spoken at home	foreign born
central city	spanish 34.4%, asian 12.7%, other language 3.8%	41.8%
citywide	spanish 24.3%, asian 6.0%, other language 5.6%	44.9%

means of transportation to work (percent) *****

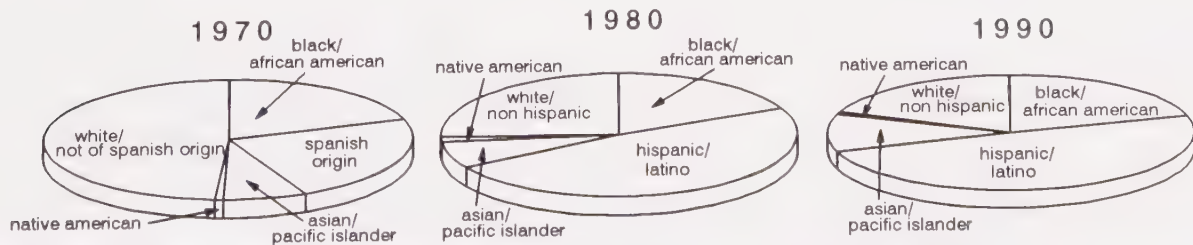
	drive alone	vanpool/ carpool	public transit	other means
central city	23.9%	9.6%	27.5%	39.0%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
central city	69.9%	6.6%	11.1%	4.7%	7.7%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	7.3%	7.2%	10.6%
black/african american	20.0%	18.3%	20.6%
hispanic/latino	23.3%	48.1%	49.3%
native american	0.7%	1.2%	0.7%
white-non hispanic	48.8%	25.2%	18.8%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Persons of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

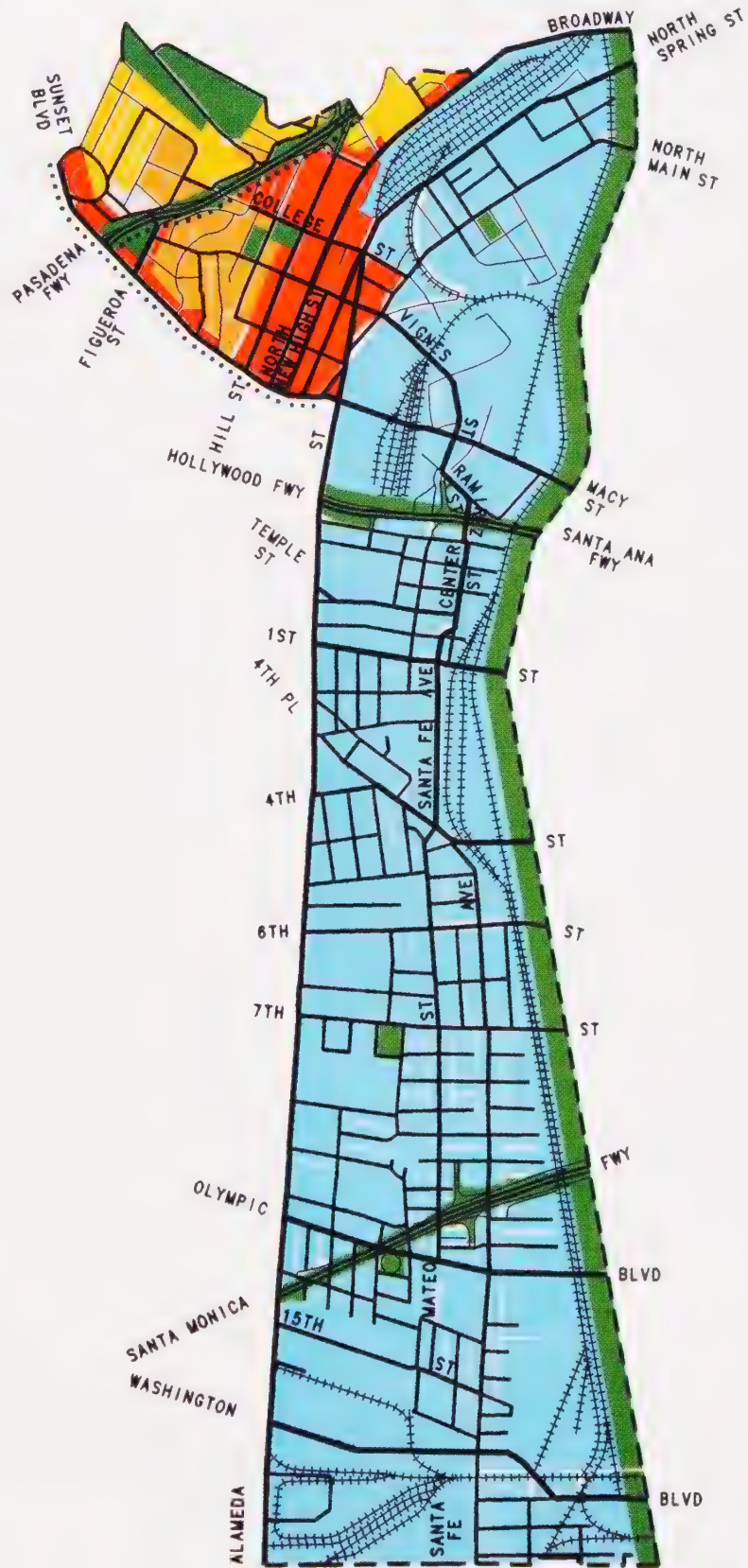
CENTRAL CITY NORTH

The Central City North Planning Area is located near downtown Los Angeles immediately east of Central City. The district is surrounded by Echo Park, Lincoln Heights, Boyle Heights, the City of Vernon, Avalon Gardens, the Eastside Industrial Park, Central City East, Civic Center, and Olvera Street. Central City North is the locale of Figueroa Terrace, Alpine Hill, Chinatown, and the eastern portion of Little Tokyo. The Planning Area is also the site of Union Station, a significant regional transportation hub and cultural monument.

The total area encompasses 2,000 acres (3 square miles) of land. Significant land uses include fifty seven percent for industrial purposes, highest of any area in the City. Only five percent of the total land area is used for housing. Approximately nineteen percent of all land in the area is dedicated to public streets and highways. Ninety one percent of the population lives in multiple family housing.

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CENTRAL CITY NORTH
GENERALIZED LAND USE



NOT TO SCALE

CENTRAL CITY NORTH COMMUNITY PROFILE

Page D.7.3

total population
central city north
citywide

estimated data (from U.S. Census)

1970	1980	1990
8532	13447	19318
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
28740	38839
3852993	4306564

growth rate
central city north
citywide

1970 to 1980 1980 to 1990

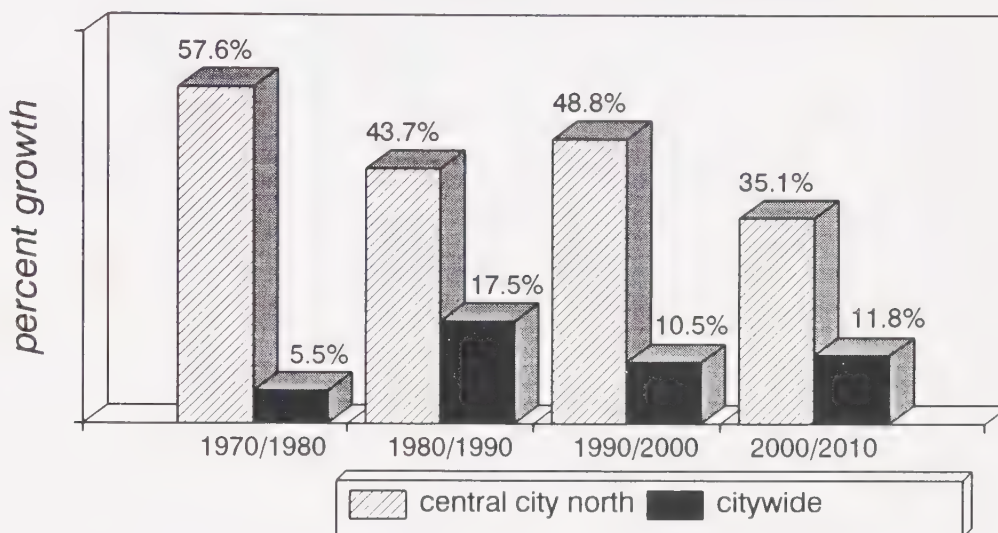
57.6%	43.7%
5.5%	17.5%

1990 to 2000 2000 to 2010

48.8%	35.1%
10.5%	11.8%

population growth rate comparison

(includes group quarters population) **



total households
central city north
citywide

1970	1980	1990
1861	1995	4103
1024873	1135491	1203052

2000	2010
5821	7562
1323882	1474514

growth rate
central city north
citywide

1970 to 1980 1980 to 1990

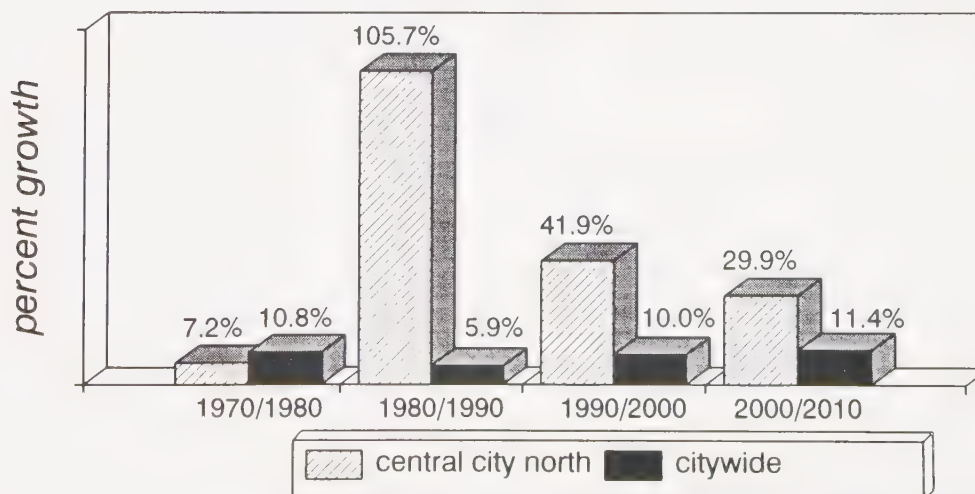
7.2%	105.7%
10.8%	5.9%

1990 to 2000 2000 to 2010

41.9%	29.9%
10.0%	11.4%

household growth rate comparison

(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

household size

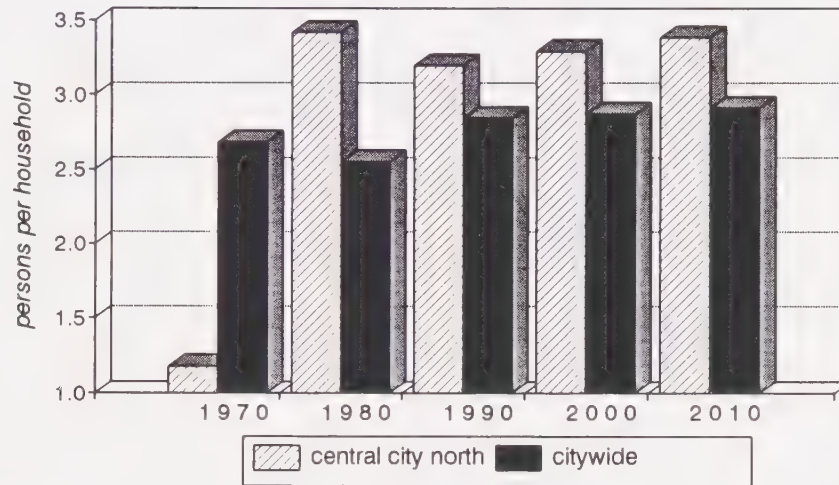
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
central city north	1.18	3.41	3.19	3.29	3.38
citywide	2.68	2.55	2.84	2.87	2.91

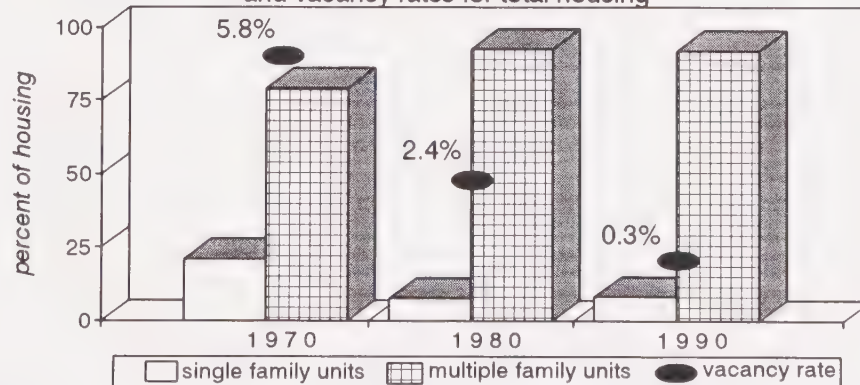
household size comparison

housing splits / vacancy factors **

(central city north only)

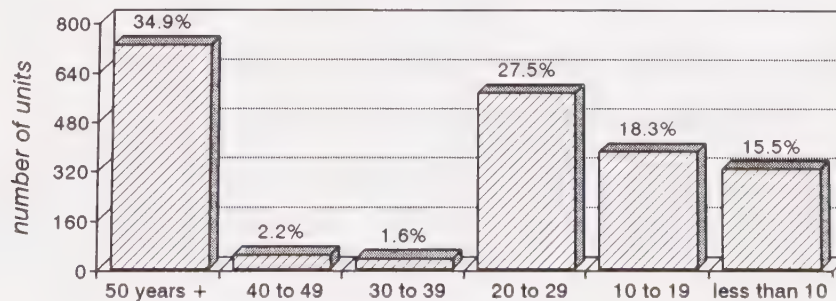
single family dwellings
multiple family dwellings
vacancy rate (total housing)

	1970	1980	1990
single family dwellings	21%	7%	8%
multiple family dwellings	79%	93%	92%
vacancy rate (total housing)	5.8%	2.4%	0.3%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housingage of housing as of 1994 ***

total dwellings in
central city north
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

CENTRAL CITY NORTH – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

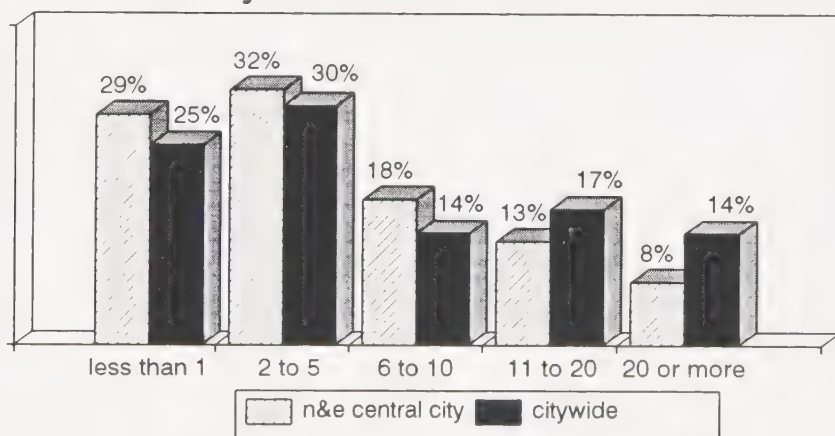
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	43.8%	28.4%	27.8%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
central city north	16.9%	46.9%	17.5%	13.6%	5.1%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
central city north	29.7%	29.3%	25.3%	6.9%	8.8%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

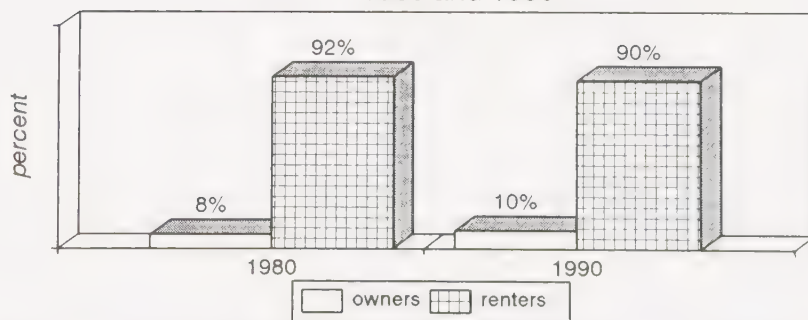
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
central city north	28.8%	32.0%	18.2%	13.0%	7.9%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire
 * Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.
 ** Describes length of time living at the same location. Owners and renters combined.

CENTRAL CITY NORTH – COMMUNITY PROFILE

SOCIO/DEMOGRAPHICS

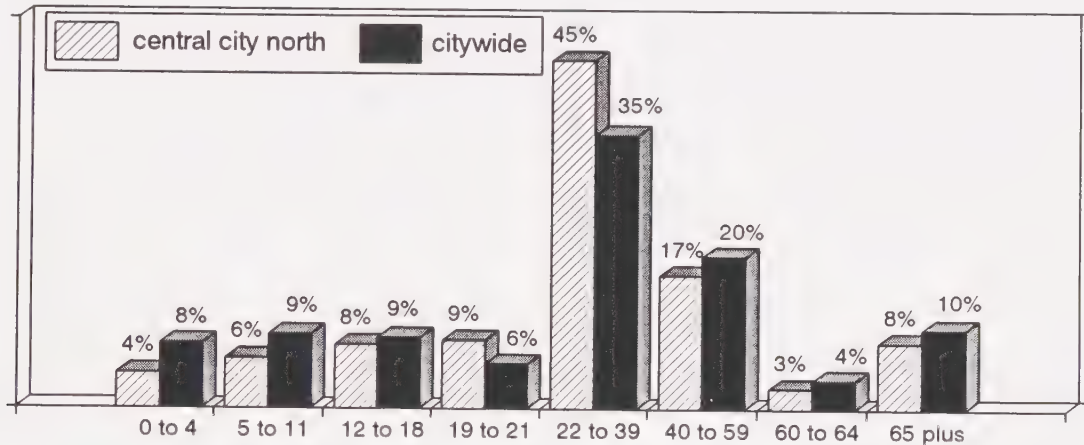
1990 census data;

<u>employment (percent) *</u>	
females employed	39.4%
males employed	60.6%
employment participation rate	32.9%
(citywide rate)	67.3%

<u>household income (1989) **</u>	
average	\$26,590
(citywide)	\$45,701
poverty (percent)	30.2%
(citywide)	18.9%

<u>education (percent) ***</u>	high school	beyond high school	college graduate
central city north	47.2%	28.7%	10.2%
citywide	67.0%	47.8%	23.0%

age of the general population

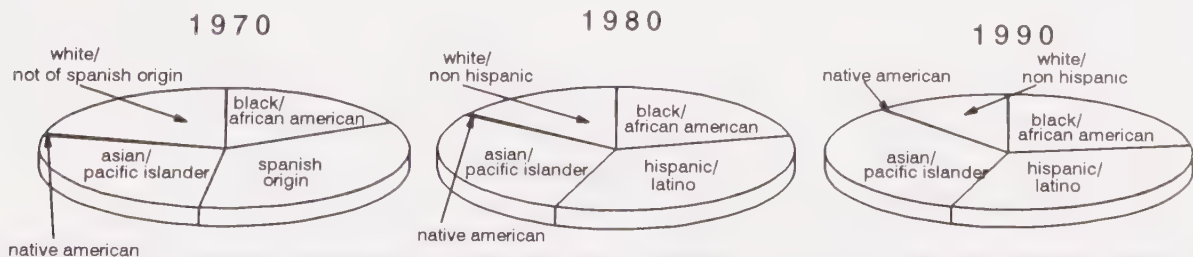


<u>language and citizenship (percent) ****</u>	<u>foreign language spoken at home</u>			<u>foreign born</u>
	spanish	asian	other language	
central city north	23.9%	36.6%	1.8%	54.3%
citywide	24.3%	6.0%	5.6%	44.9%

<u>means of transportation to work (percent) *****</u>	drive alone	vanpool/ carpool	public transit	other means
central city north	38.6%	16.0%	20.0%	25.4%
citywide	65.2%	15.4%	10.5%	10.5%

<u>head of household *****</u>	live alone	married with children	married no children	single parent	single non family
central city north	30.6%	27.8%	21.2%	11.9%	8.5%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

<u>race/ethnicity (percent) *****</u>	1970	1980	1990
asian/pacific islander	26.1%	28.5%	32.9%
black/african american	17.7%	21.1%	22.6%
hispanic/latino	34.6%	34.4%	32.5%
native american	0.5%	0.5%	0.2%
white-non hispanic	21.2%	15.5%	11.8%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** /latino persons changed after 1970. Previously described as "spanish origin".

CHATSWORTH-PORTER RANCH

The Chatsworth-Porter Ranch Planning Area is located at the northwestern boundary of Los Angeles. The community area is surrounded by Oat Mountain in unincorporated county territory, Knollwood, Aliso Canyon and Northridge, West Reseda, Winnetka, Canoga Park, and unincorporated regions of eastern Ventura County near the City of Simi Valley. Chatsworth-Porter Ranch is the locale of the Chatsworth Reservoir, Rancho San Antonio Boys Home, Porter Valley Country Club, and Chatsworth High School. Porter Ranch is also the locale of the largest undeveloped area left in Los Angeles. Long range plans call for a large mixed use community.

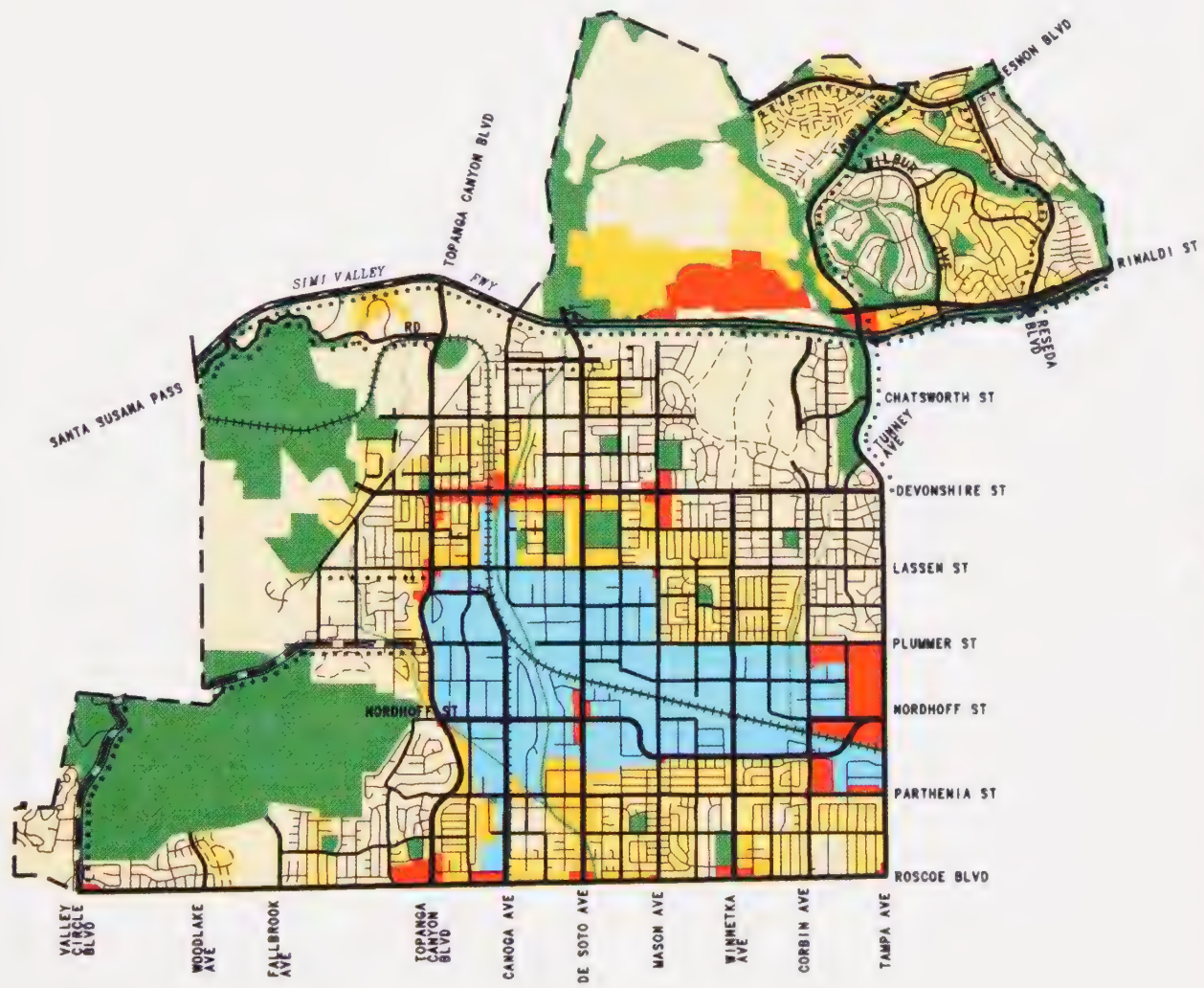
Chatsworth-Porter Ranch is the site of the most recent annexation of a large tract of unincorporated land to the City with the addition of 1,059 acres south of the 118 (San Fernando Valley/Simi Valley) Freeway westward to the Ventura County line and southward through Santa Susana Pass.

The total area encompasses almost 15,500 acres (24 square miles) of land. Significant land uses include; forty seven percent low density residential and twenty two percent open space. About twelve percent of all land in the area is used for public streets and highways.

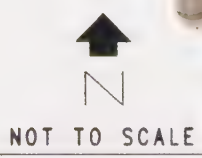
Chatsworth-Porter Ranch is the seventh lowest planning district in Los Angeles in terms of population density with fewer than six persons per gross acre of land area. More than two thirds of the population lives in single family housing. Between 1980 and 1990, resident population increased by 12,000 persons.

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CHATSWORDH - PORTER RANCH
GENERALIZED LAND USE



CHATSWORTH/PORTER RANCH COMMUNITY PROFILE

total population
chatsworth
citywide

estimated data (from U.S. Census)

1970	1980	1990
46817	67899	79784
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
89915	102360
3852993	4306564

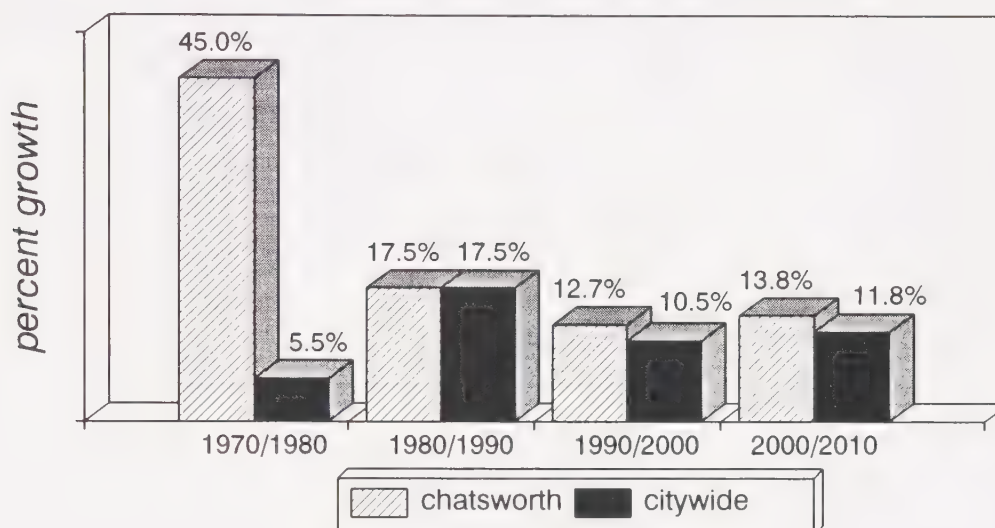
growth rate
chatsworth
citywide

1970 to 1980	1980 to 1990
45.0%	17.5%
5.5%	17.5%

1990 to 2000	2000 to 2010
12.7%	13.8%
10.5%	11.8%

population growth rate comparison

(includes group quarters population) **



total households
chatsworth
citywide

1970	1980	1990
13253	23434	28575
1024873	1135491	1203052

2000	2010
30920	35057
1323882	1474514

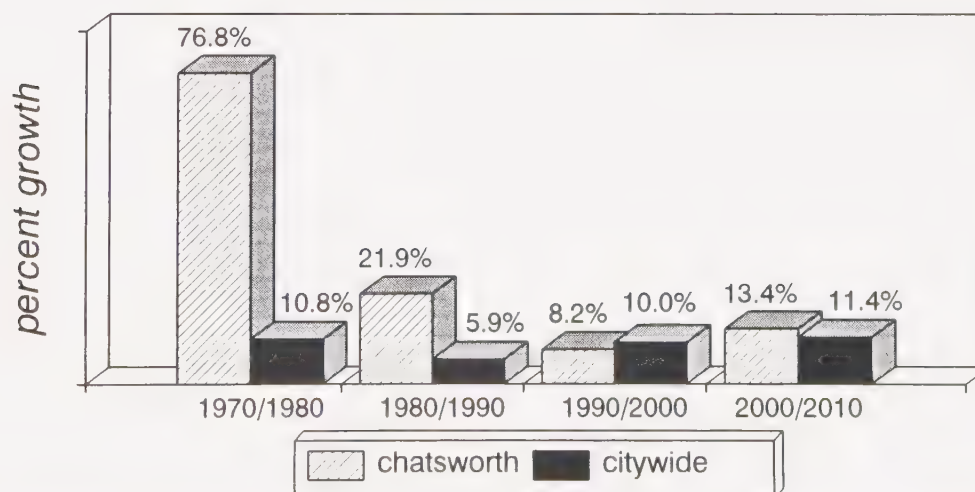
growth rate
chatsworth
citywide

1970 to 1980	1980 to 1990
76.8%	21.9%
10.8%	5.9%

1990 to 2000	2000 to 2010
8.2%	13.4%
10.0%	11.4%

household growth rate comparison

(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

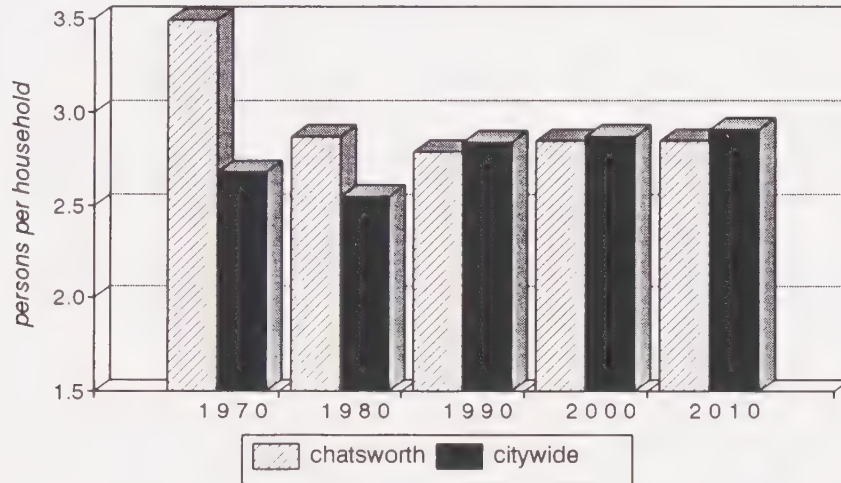
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
chatsworth	3.49	2.87	2.79	2.85	2.85
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison

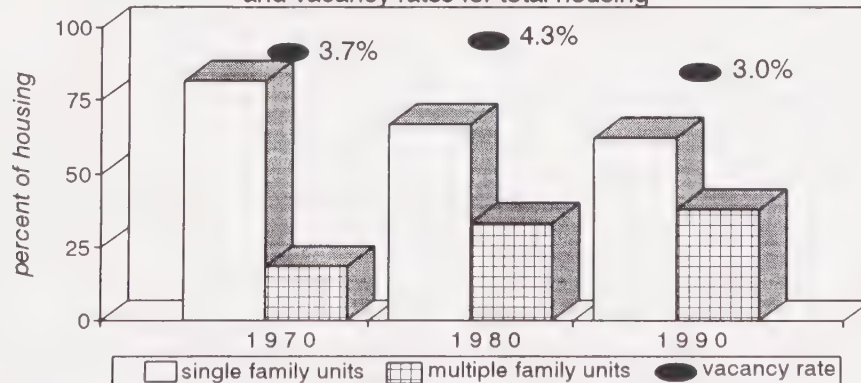


housing splits / vacancy factors **
(chatsworth only)

1970 1980 1990

single family dwellings	81%	67%	62%
multiple family dwellings	19%	33%	38%
vacancy rate (total housing)	3.7%	4.3%	3.0%

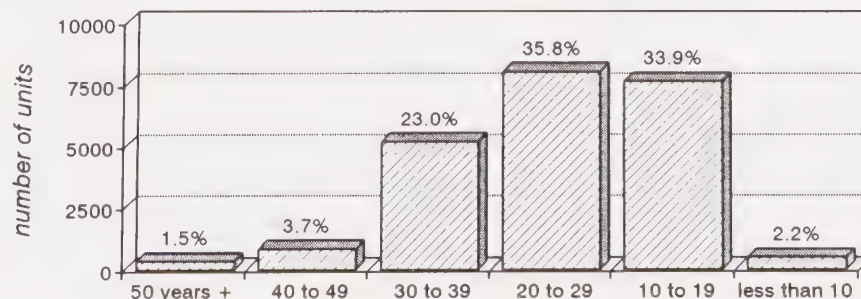
single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing



age of housing as of 1994 ***

total dwellings in
chatsworth
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

CHATSWORTH – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

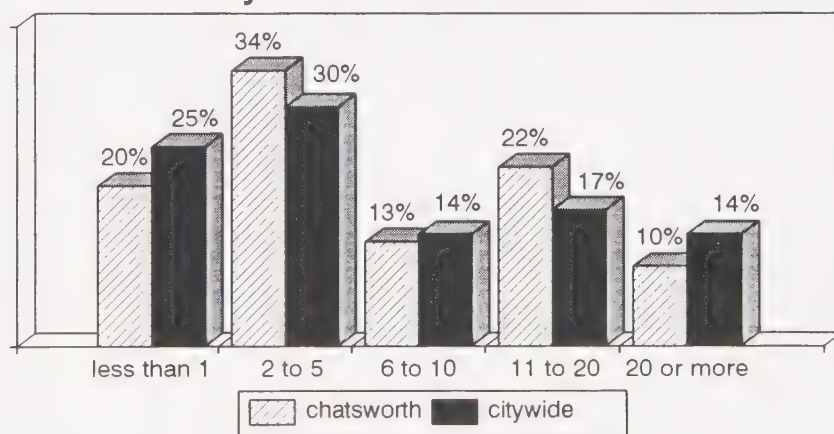
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	37.7%	25.7%	36.6%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
chatsworth	1.7%	10.8%	33.6%	38.9%	15.0%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
chatsworth	2.9%	15.6%	47.3%	17.9%	16.4%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

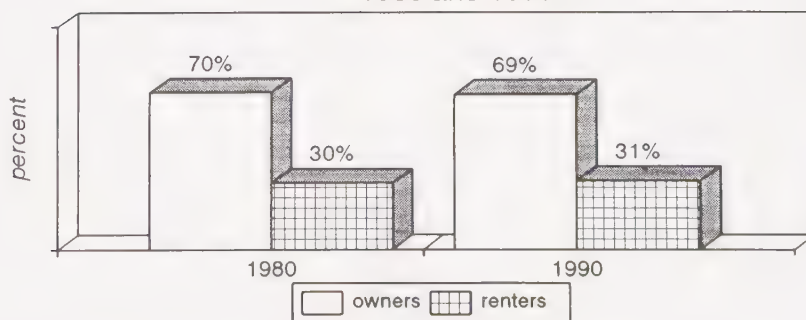
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
chatsworth	20.0%	34.5%	13.1%	22.5%	9.9%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

1990 census data;

employment (percent) *

females employed	44.7%
males employed	55.3%
employment participation rate	74.2%
(citywide rate)	67.3%

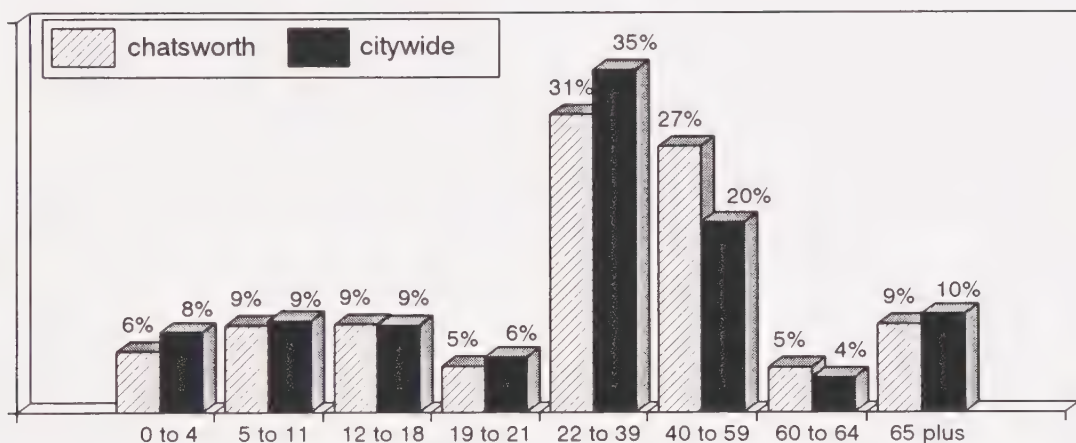
household income (1989) **

average	\$67,496
(citywide)	\$45,701
poverty (percent)	5.9%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
chatsworth	86.7%	65.7%	32.2%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	foreign language spoken at home	foreign born
chatsworth	10.4%	27.9%
citywide	24.3%	44.9%

means of transportation to work (percent) *****

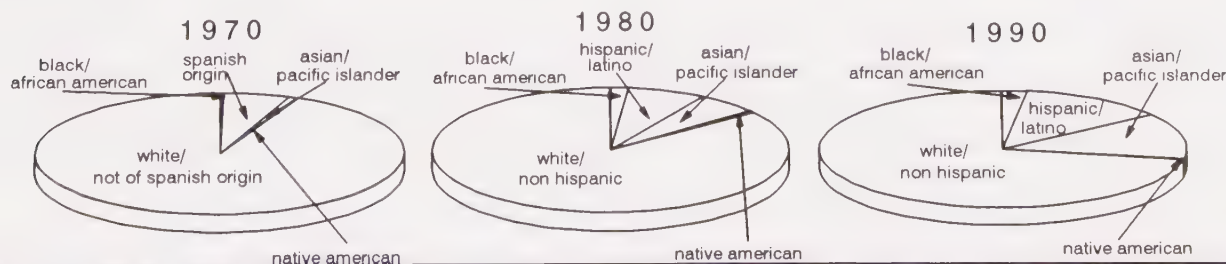
	drive alone	vanpool/carpool	public transit	other means
chatsworth	78.8%	12.6%	1.7%	6.9%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
chatsworth	21.2%	29.8%	33.5%	7.7%	7.8%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	0.7%	5.7%	12.8%
black/african american	0.2%	1.6%	2.2%
hispanic/latino	5.8%	7.1%	12.9%
native american	0.2%	0.6%	0.3%
white-non hispanic	93.1%	85.0%	71.8%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire. Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Previous definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

ENCINO-TARZANA

The Encino-Tarzana Community Planning Area is located in the San Fernando Valley along the north facing slopes of the Hollywood Hills. The Planning District is surrounded by Reseda-West Van Nuys, Van Nuys-North Sherman Oaks, Sherman Oaks, and the Brentwood Hills, Palisades Hills, and Woodland Hills. Encino-Tarzana is the site of Los Encinos State Historic Park, Encino Reservoir, and the Sepulveda Basin flood control and recreation area. Within the district's boundaries are found; the Braemar Country Club, El Caballero Country Club, and the Encino, Balboa, and Woodley Lakes Golf Courses. The district is also the home of the huge Encino Oak, a thousand year old tree located south of Ventura Boulevard. The Tarzana area, located in the western end of the region, is named for the fictional character made famous by writer Edgar Rice Burroughs who lived in the area.

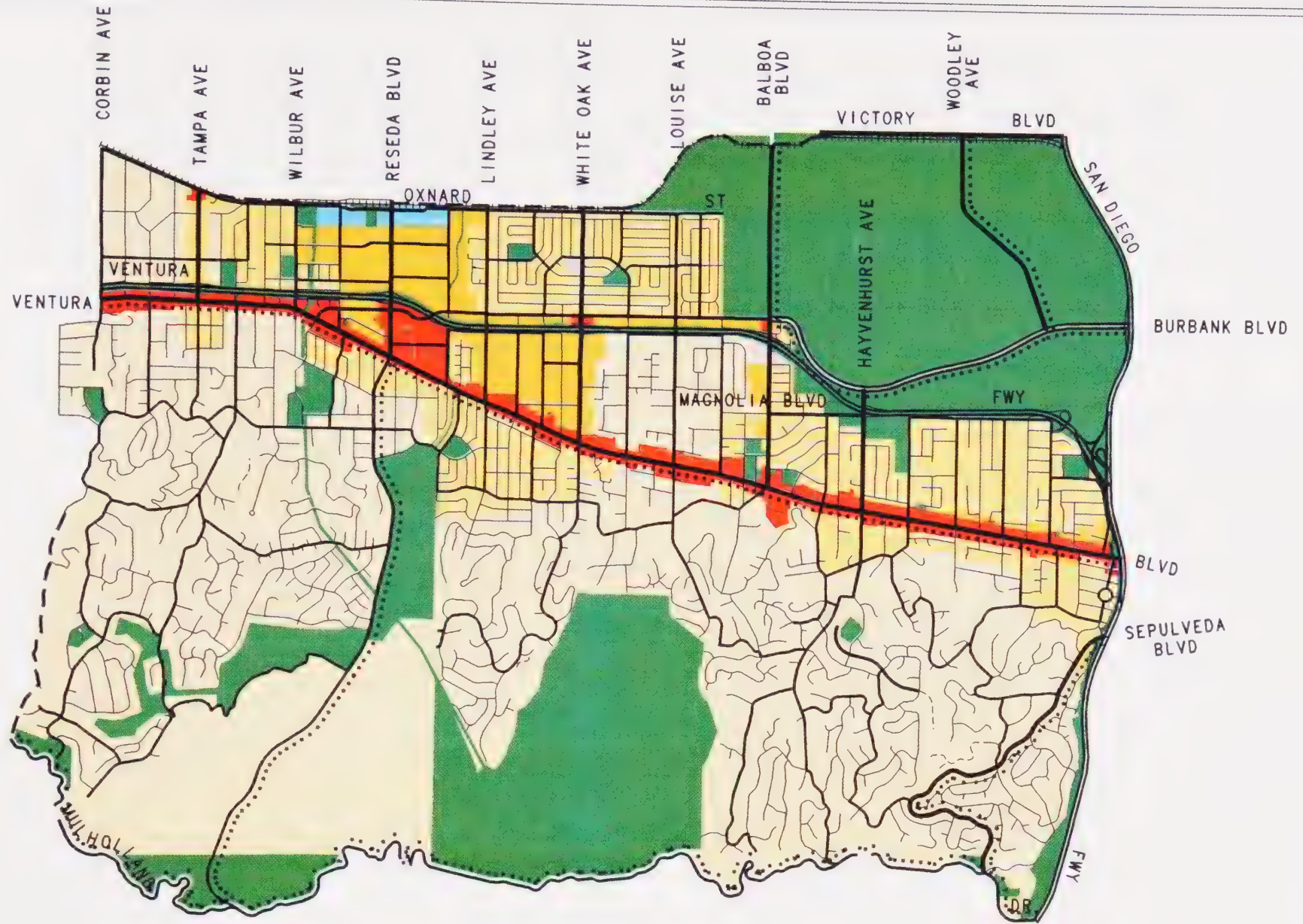
The total area encompasses more than 13,000 acres (20 square miles) of land. Significant land uses include; fifty four percent low density residential and twenty eight percent public use space. Approximately twelve percent of all land in the area is used for public streets and highways.

Encino-Tarzana has the fourth lowest population density among the 35 planning districts, with slightly more than five persons per gross acre. More than sixty percent of the population lives in single family housing. Between 1980 and 1990 resident population decreased by 350 persons largely due to a shift in household sizes.

Encino-Tarzana is the highest income area among the San Fernando Valley Planning regions with 1990 annual family incomes nearly twice the citywide average. High school graduation rates are nearly ninety percent and more than two thirds of those persons twenty five years or older who responded to census questions about years of school completed had already attained their education at college level or beyond.

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ENCINO - TARZANA
GENERALIZED LAND USE


 N
 NOT TO SCALE

ENCINO/TARZANA COMMUNITY PROFILE

total population
encino/tarzana
citywide

estimated data (from U.S. Census)

1970	1980	1990
58989	66503	66487
2811801	2966850	3485398

projections (from SCAG) *

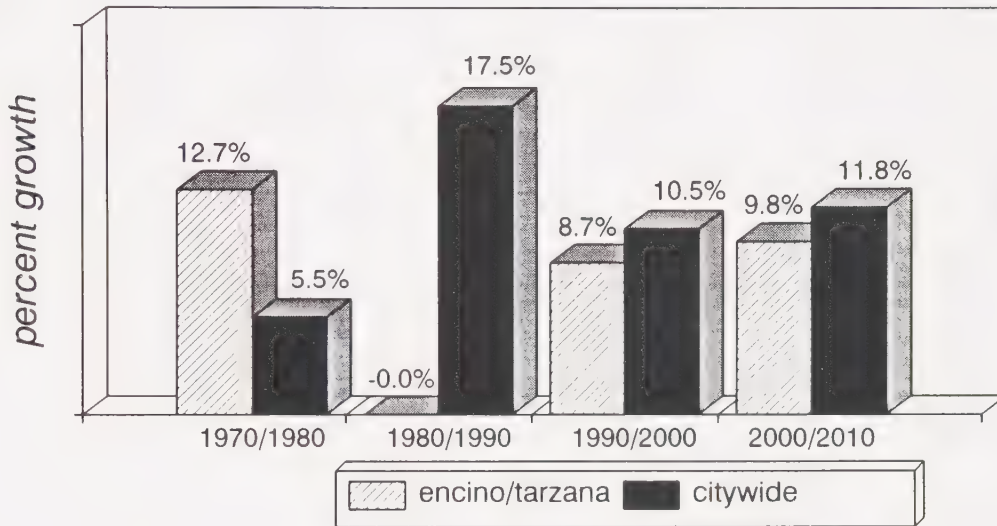
2000	2010
72241	79352
3852993	4306564

growth rate
encino/tarzana
citywide

1970 to 1980	1980 to 1990
12.7%	-0.0%
5.5%	17.5%

1990 to 2000	2000 to 2010
8.7%	9.8%
10.5%	11.8%

population growth rate comparison (includes group quarters population) **



total households
encino/tarzana
citywide

1970	1980	1990
19050	26456	28045
1024873	1135491	1203052

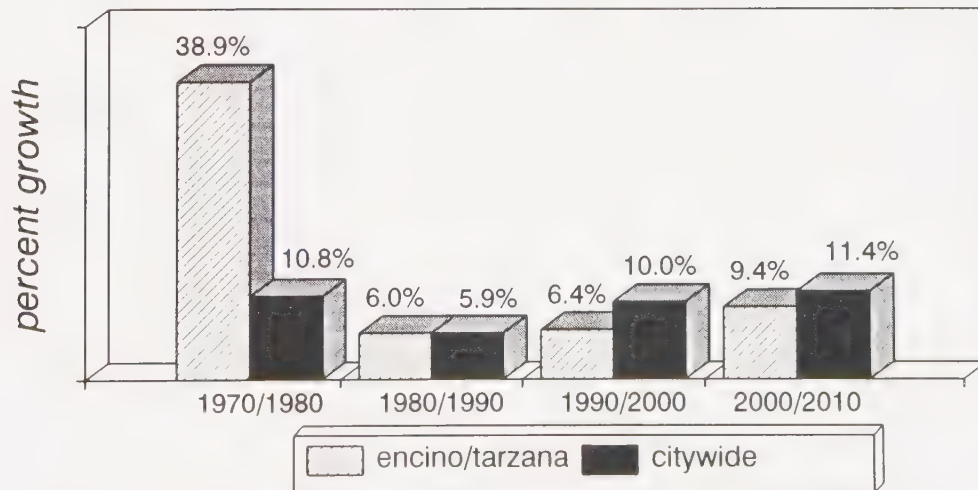
2000	2010
29832	32628
1323882	1474514

growth rate
encino/tarzana
citywide

1970 to 1980	1980 to 1990
38.9%	6.0%
10.8%	5.9%

1990 to 2000	2000 to 2010
6.4%	9.4%
10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

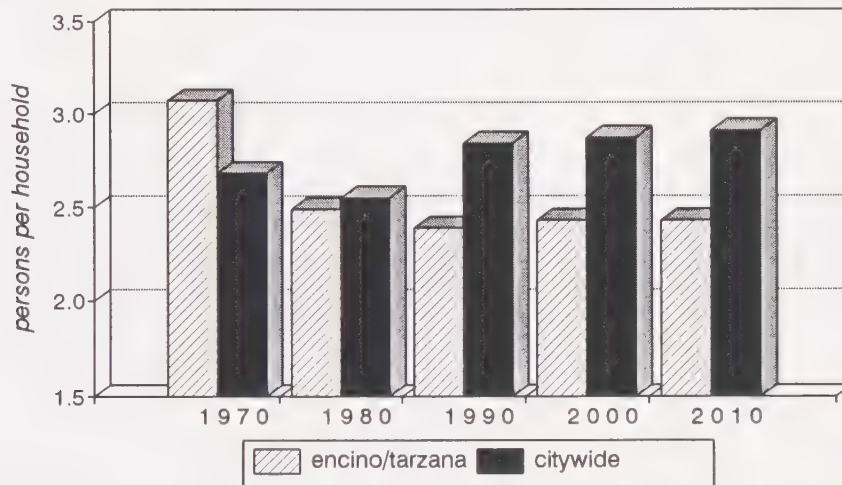
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
encino/tarzana	3.07	2.49	2.39	2.43	2.43
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison

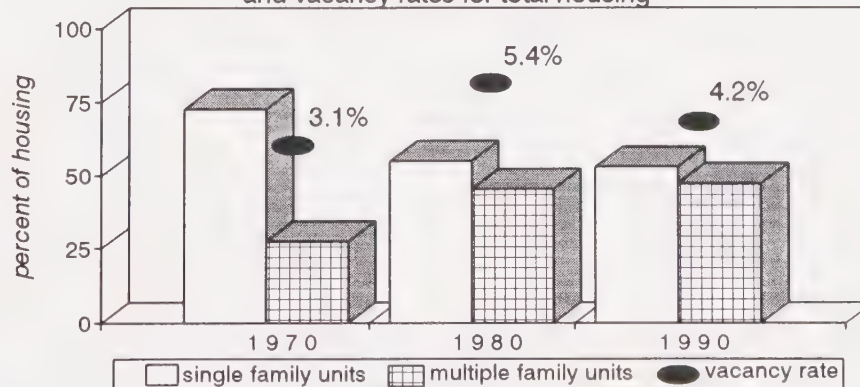


housing splits / vacancy factors **

(encino/tarzana only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

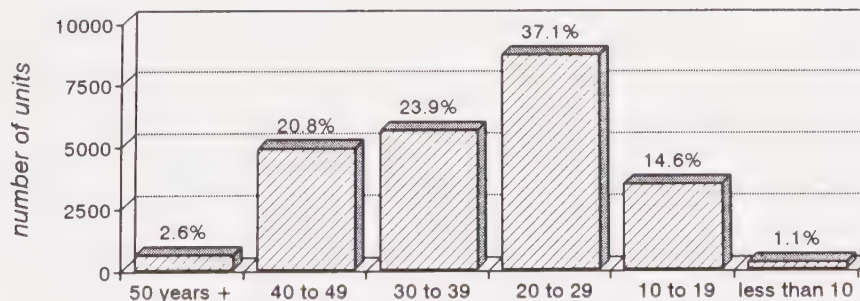
	1970	1980	1990
single family dwellings	73%	55%	53%
multiple family dwellings	27%	45%	47%
vacancy rate (total housing)	3.1%	5.4%	4.2%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing

age of housing as of 1994 ***

total dwellings in
encino/tarzana
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors UPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

ENCINO/TARZANA – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

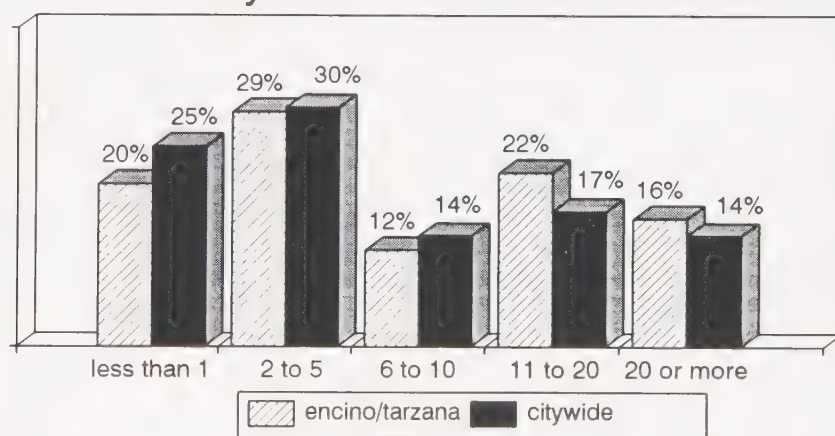
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	45.8%	18.7%	35.5%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
encino/tarzana	1.2%	6.7%	15.6%	22.6%	53.9%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
encino/tarzana	1.2%	11.6%	45.7%	28.8%	12.8%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

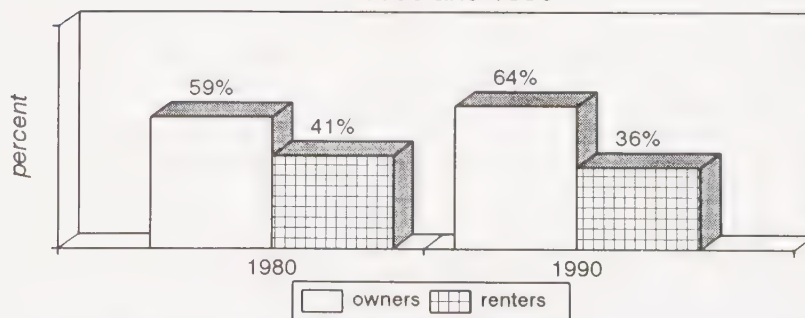
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
encino/tarzana	20.4%	29.4%	12.2%	21.9%	16.2%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure (ownership status)

owners/renters 1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

ENCINO/TARZANA – COMMUNITY PROFILE

SOCIO/DEMOGRAPHICS

Page D.9.6

1990 census data;

employment (percent) *

females employed	44.7%
males employed	55.3%
employment participation rate	67.6%
(citywide rate)	67.3%

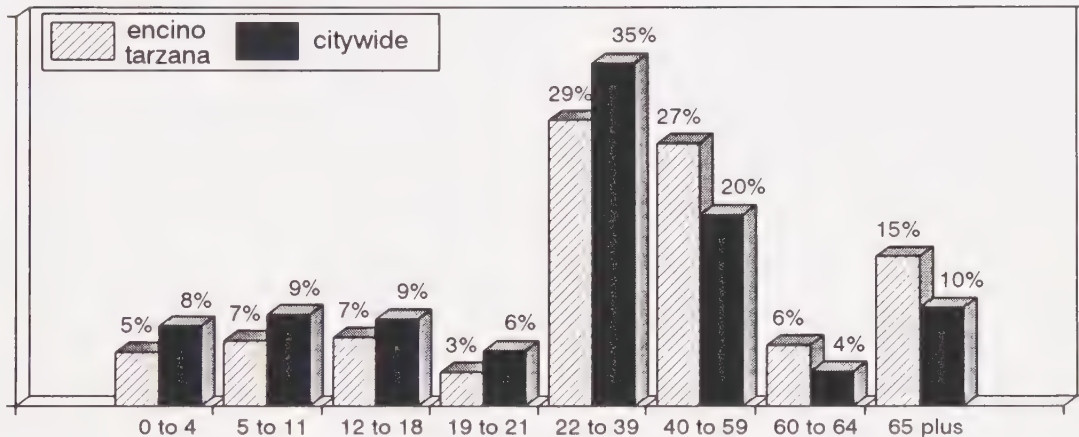
household income (1989) **

average	\$86,348
(citywide)	\$45,701
poverty (percent)	6.0%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
encino/tarzana	88.5%	69.3%	40.7%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	foreign language spoken at home	foreign born
encino/tarzana	spanish 7.6%, asian 2.2%, other language 18.3%	29.3%
citywide	spanish 24.3%, asian 6.0%, other language 5.6%	44.9%

means of transportation to work (percent) *****

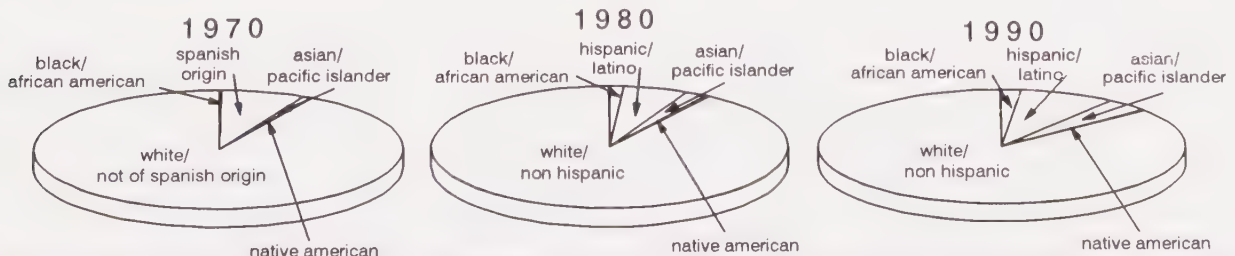
	drive alone	vanpool/ carpool	public transit	other means
encino/tarzana	79.4%	9.7%	2.7%	8.2%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
encino/tarzana	30.7%	21.3%	35.3%	5.3%	7.5%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	0.8%	2.1%	3.9%
black/african american	0.0%	1.2%	1.7%
hispanic/latino	7.4%	5.8%	8.4%
native american	0.1%	0.3%	0.2%
white-non hispanic	91.7%	90.5%	85.8%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

- * Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.
- ** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).
- *** Only persons 25 years or older are included in this calculation.
- **** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).
- ***** Total workers 16 years of age or older. Includes military personnel.
- ***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.
- ***** Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

GRANADA HILLS-KNOLLWOOD

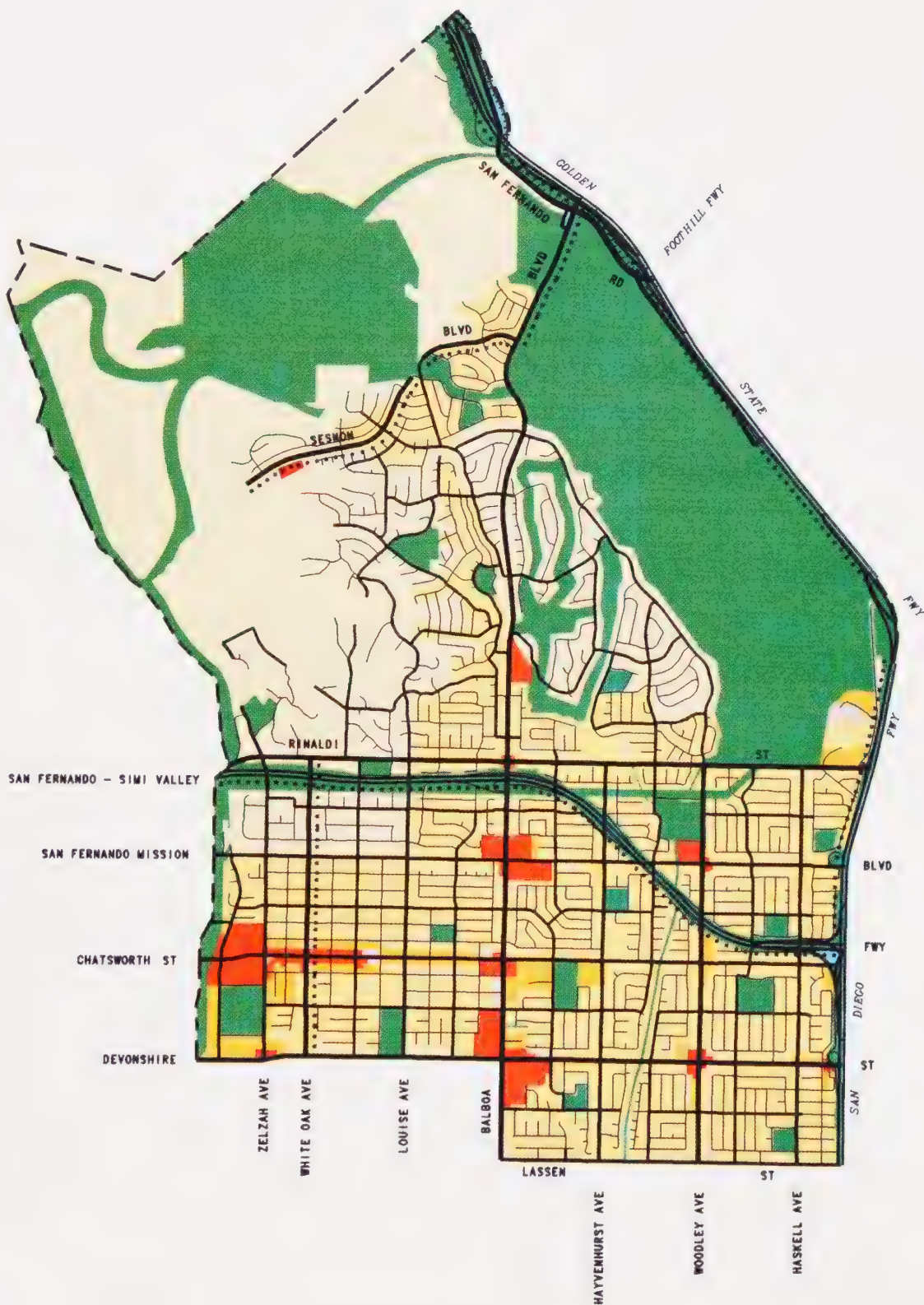
The Granada Hills-Knollwood Community Planning Area is located in the north San Fernando Valley. The district is surrounded by Sylmar, Mission Hills, North Hills, Northridge and Aliso Canyon, Porter Ranch, and the County unincorporated areas of Limekiln and Sunshine Canyons. Granada Hills-Knollwood is the site of the Los Angeles Reservoir, Bee Canyon, and O'Melveny Park. The Knollwood Country Club, and John F. Kennedy and Granada Hills High Schools are located within the district's boundaries.

The total area encompasses more than 10,000 acres (16 square miles) of land. Significant land uses include; fifty one percent single family residential and thirty three percent open space. Approximately twelve percent of all land in the area is used for public streets and highways.

Granada Hills-Knollwood has the fifth lowest population density among the 35 planning districts with five and one third persons per gross acre. Almost eighty five percent of the population lives in single family housing. Between 1980 and 1990, the resident population increased by about 500 persons, a change of one percent.

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GRANADA HILLS - KNOLLWOOD GENERALIZED LAND USE



NOT TO SCALE

GRANADA HILLS/KNOLLWOOD COMMUNITY PROFILE

total population
granada hills
citywide

estimated data (from U.S. Census)

1970	1980	1990
58361	53488	54352
2811801	2966850	3485398

projections (from SCAG) *

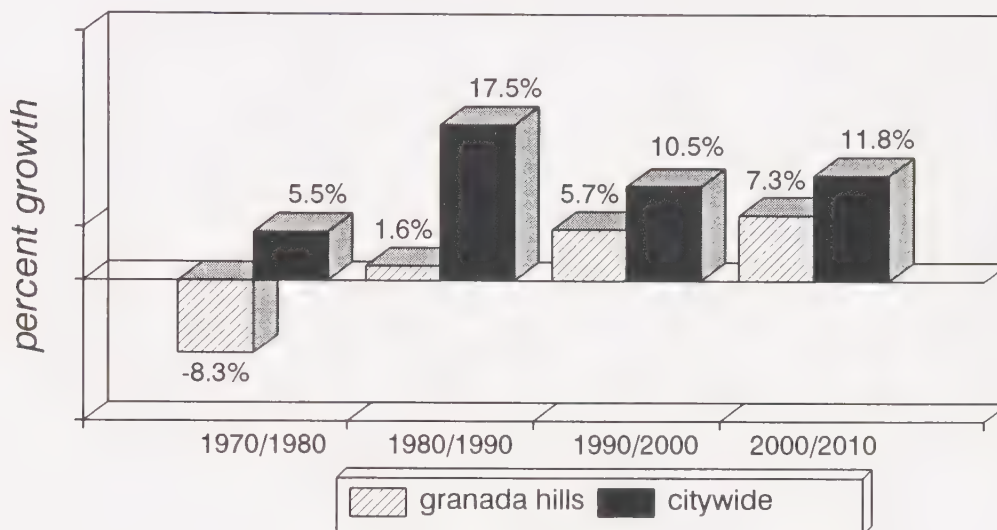
2000	2010
57448	61630
3852993	4306564

growth rate
granada hills
citywide

1970 to 1980	1980 to 1990
-8.3%	1.6%
5.5%	17.5%

1990 to 2000	2000 to 2010
5.7%	7.3%
10.5%	11.8%

population growth rate comparison
(includes group quarters population) **



total households
granada hills
citywide

1970	1980	1990
15697	17899	18758
1024873	1135491	1203052

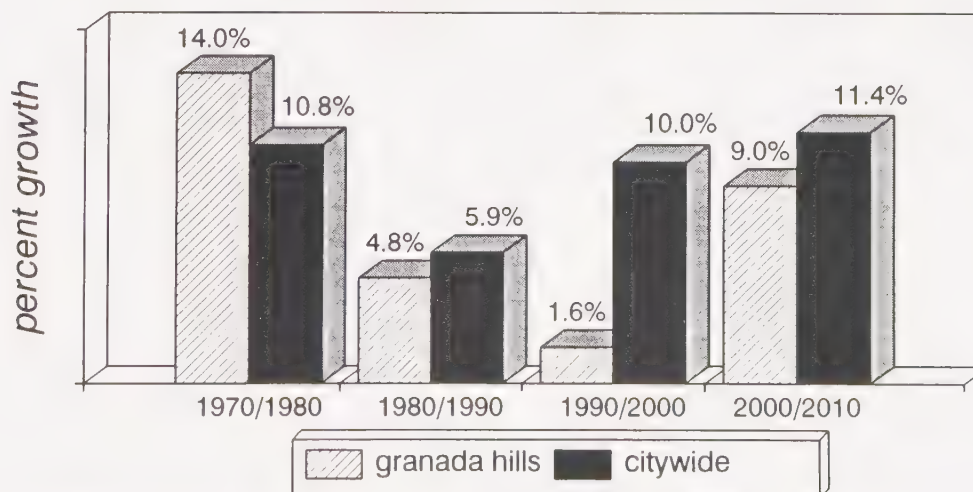
2000	2010
19057	20768
1323882	1474514

growth rate
granada hills
citywide

1970 to 1980	1980 to 1990
14.0%	4.8%
10.8%	5.9%

1990 to 2000	2000 to 2010
1.6%	9.0%
10.0%	11.4%

household growth rate comparison
(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

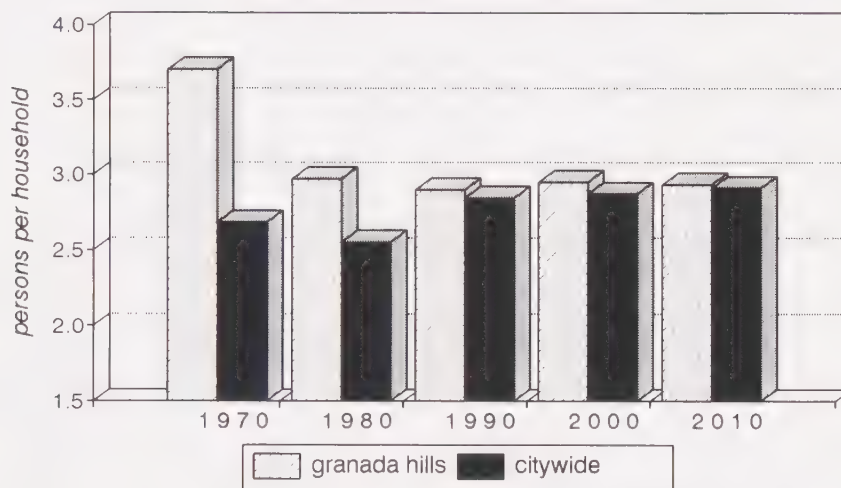
estimated data (from U.S. Census)

projections (from SCAG)

household size
(persons per dwelling unit) *

	1970	1980	1990	2000	2010
granada hills	3.70	2.97	2.90	2.95	2.93
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison

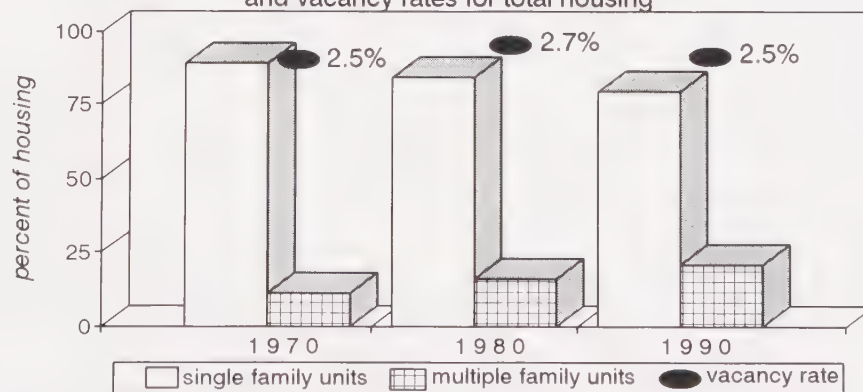


housing splits / vacancy factors **

(granada hills only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

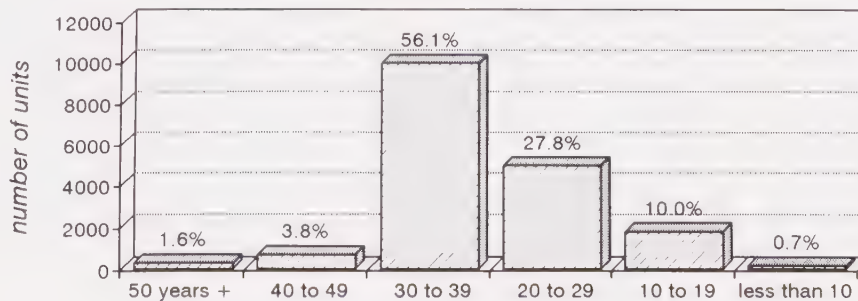
	1970	1980	1990
single family dwellings	89%	84%	79%
multiple family dwellings	11%	16%	21%
vacancy rate (total housing)	2.5%	2.7%	2.5%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing

age of housing as of 1994 ***

total dwellings in
granada hills
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

GRANADA HILLS – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

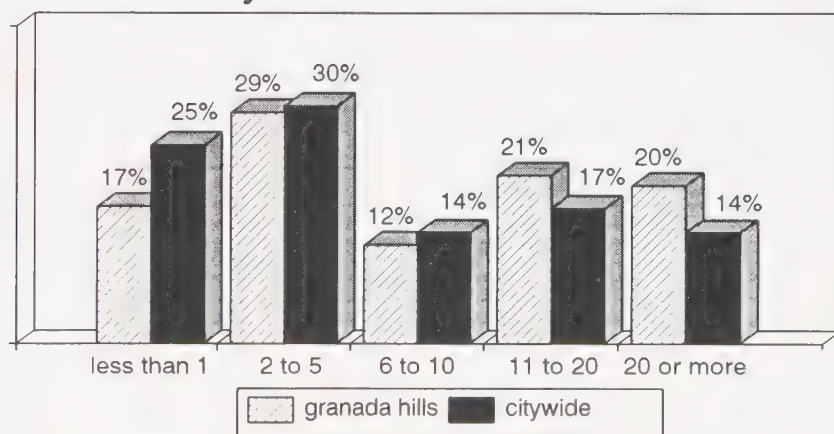
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	46.6%	23.7%	29.7%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
granada hills	1.6%	14.7%	48.9%	29.2%	5.6%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
granada hills	2.0%	12.0%	44.5%	22.4%	19.2%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

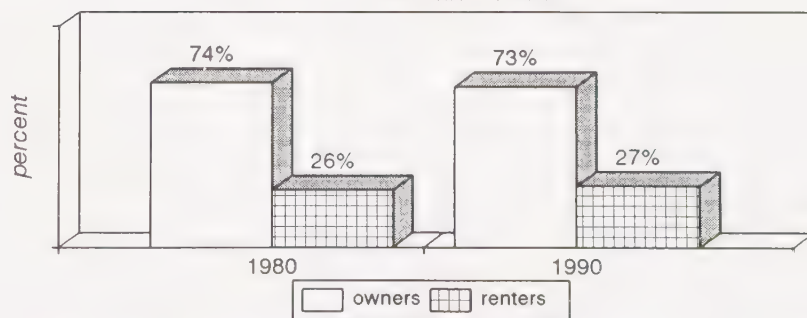
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
granada hills	17.3%	29.1%	12.4%	21.2%	19.9%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

GRANADA HILLS – COMMUNITY PROFILE **SOCIO/DEMOGRAPHICS**

Page D.10.6

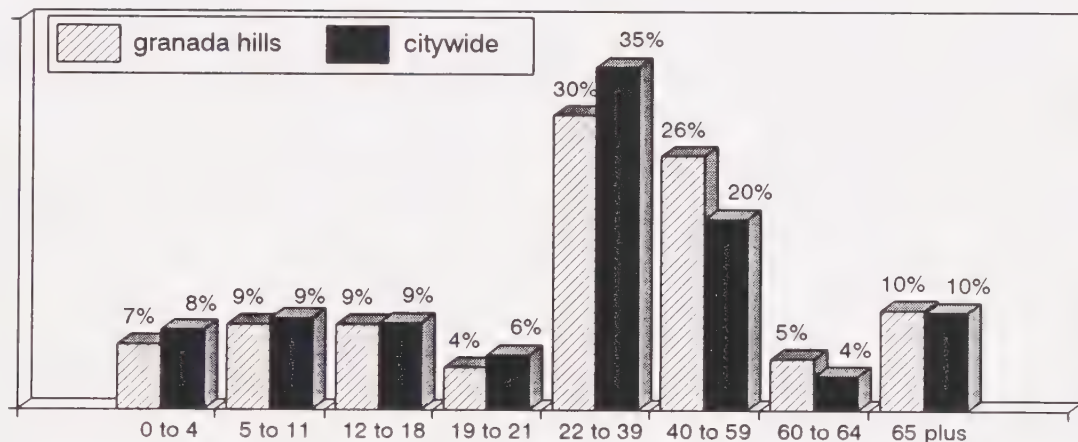
1990 census data;

<u>employment (percent) *</u>	
females employed	45.4%
males employed	54.6%
employment participation rate	71.5%
(citywide rate)	67.3%

<u>household income (1989) **</u>	
average	\$63,115
(citywide)	\$45,701
poverty (percent)	5.7%
(citywide)	18.9%

<u>education (percent) ***</u>	high school	beyond high school	college graduate
granada hills	85.3%	61.9%	29.5%
citywide	67.0%	47.8%	23.0%

age of the general population

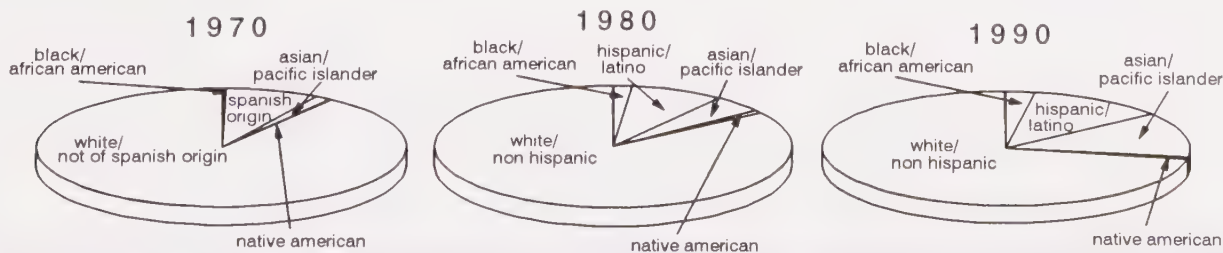


<u>language and citizenship (percent) ****</u>	<u>foreign language spoken at home</u>			<u>foreign born</u>
	spanish	asian	other language	
granada hills	9.1%	8.8%	11.7%	28.2%
citywide	24.3%	6.0%	5.6%	44.9%

<u>means of transportation to work (percent) *****</u>	<u>drive alone</u>	<u>vanpool/ carpool</u>	<u>public transit</u>	<u>other means</u>
granada hills	80.7%	12.1%	1.3%	6.0%
citywide	65.2%	15.4%	10.5%	10.5%

<u>head of household *****</u>	<u>live alone</u>	<u>married with children</u>	<u>married no children</u>	<u>single parent</u>	<u>single non family</u>
granada hills	17.7%	32.0%	35.7%	7.2%	7.3%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

<u>race/ethnicity (percent) *****</u>	1970	1980	1990
asian/pacific islander	1.3%	4.5%	12.9%
black/african american	0.2%	1.7%	2.6%
hispanic/latino	8.3%	8.4%	12.0%
native american	0.2%	0.8%	0.4%
white-non hispanic	90.0%	84.5%	72.2%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

***** Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

****** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

******* Only persons 25 years or older are included in this calculation.

******** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

********* Total workers 16 years of age or older. Includes military personnel.

********* Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

********* Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

HARBOR GATEWAY

The Harbor Gateway Community Planning Area is located twelve miles south of downtown Los Angeles. The district is surrounded by the South Vermont region of the South Central Planning Area, the unincorporated Willowbrook region of Los Angeles County, the City of Carson, the county unincorporated region west of Carson, the cities of Torrance and Gardena, and the Athens region of Los Angeles County. Harbor Gateway is the site of Gardena High School. It also surrounds "Shell Island", the site of an old Shell Oil Company refinery in unincorporated county territory.

The total land area encompasses almost 3,200 acres (5 square miles) of land. Significant land uses include; twenty one percent single family housing, ten percent multiple family housing, thirty two percent industrial uses, and fourteen percent open space. Approximately nineteen percent of all land in the area is used for public streets and highways. The split between single family and multiple family populations is about half and half.

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HARBOR GATEWAY GENERALIZED LAND USE



NOT TO SCALE

HARBOR GATEWAY COMMUNITY PROFILE

total population
harbor gateway
citywide

estimated data (from U.S. Census)

1970	1980	1990
31861	30238	36011
2811801	2966850	3485398

projections (from SCAG) *

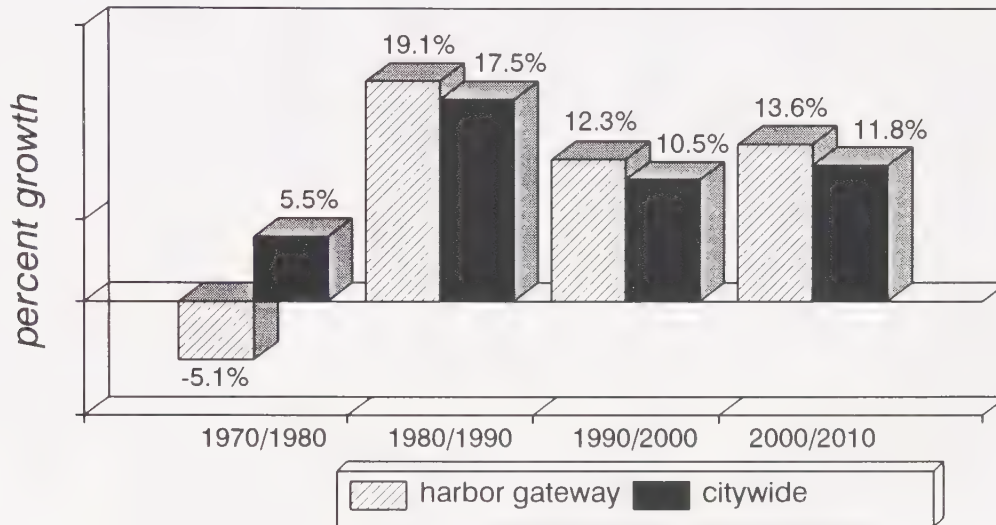
2000	2010
40436	45951
3852993	4306564

growth rate
harbor gateway
citywide

1970 to 1980	1980 to 1990
-5.1%	19.1%
5.5%	17.5%

1990 to 2000	2000 to 2010
12.3%	13.6%
10.5%	11.8%

population growth rate comparison (includes group quarters population) **



total households
harbor gateway
citywide

1970	1980	1990
9849	9785	10975
1024873	1135491	1203052

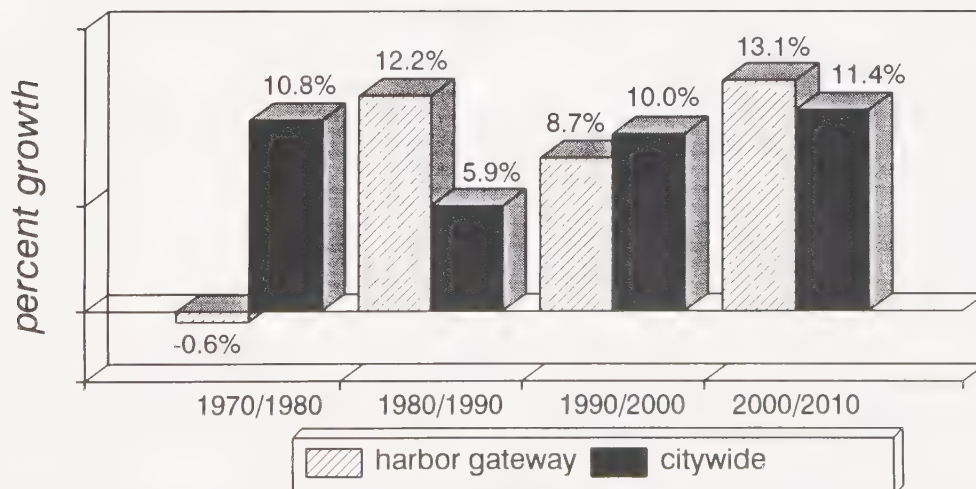
2000	2010
11930	13490
1323882	1474514

growth rate
harbor gateway
citywide

1970 to 1980	1980 to 1990
-0.6%	12.2%
10.8%	5.9%

1990 to 2000	2000 to 2010
8.7%	13.1%
10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

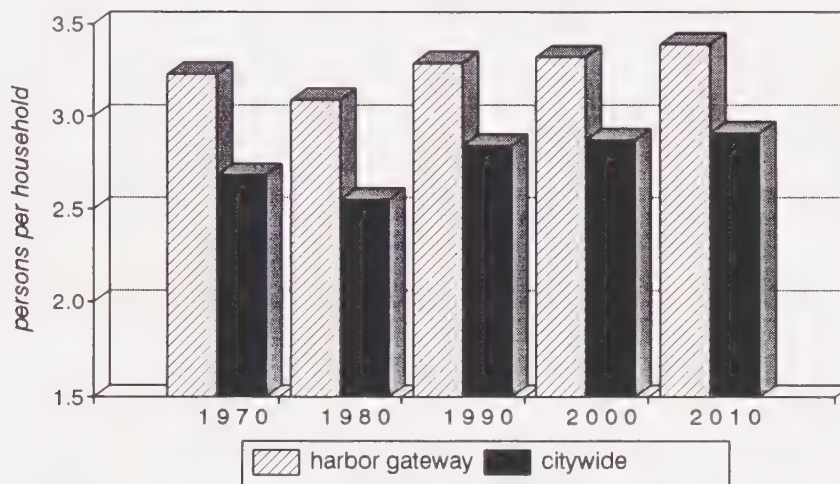
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
harbor gateway	3.23	3.09	3.29	3.32	3.39
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison

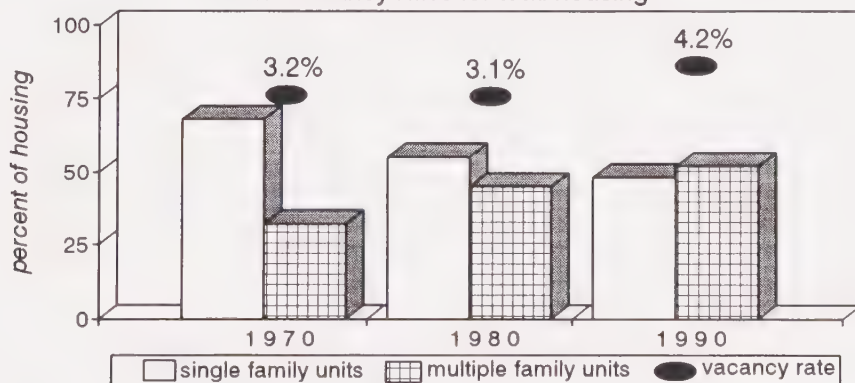


housing splits / vacancy factors **

(harbor gateway only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

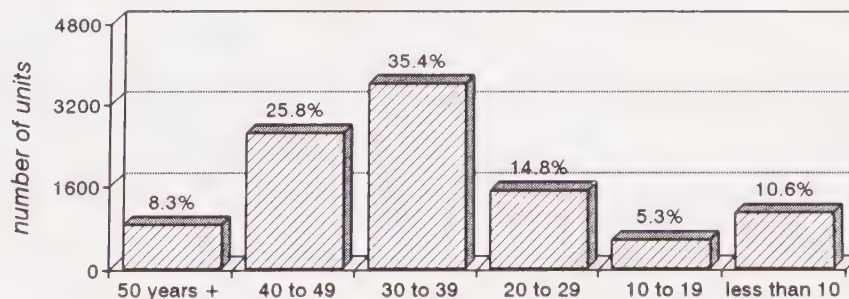
	1970	1980	1990
single family dwellings	68%	55%	48%
multiple family dwellings	32%	45%	52%
vacancy rate (total housing)	3.2%	3.1%	4.2%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing

age of housing as of 1994 ***

total dwellings in
harbor gateway
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

HARBOR GATEWAY – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

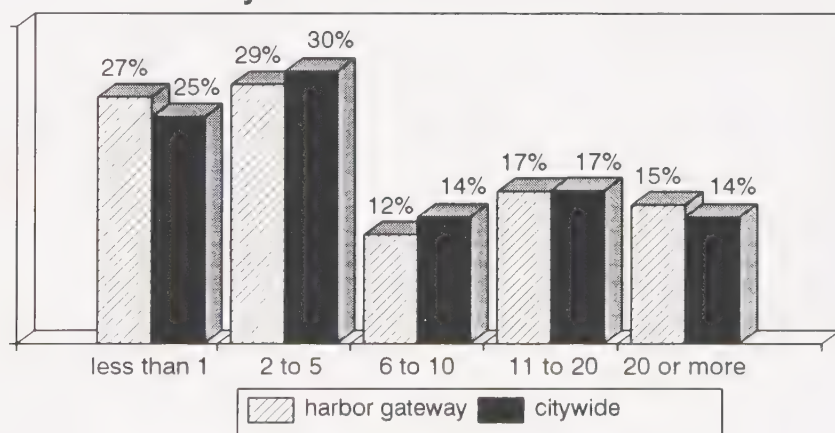
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	51.6%	22.3%	26.1%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
harbor gateway	7.4%	40.3%	45.7%	6.3%	0.3%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
harbor gateway	4.1%	24.8%	54.8%	13.8%	2.6%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

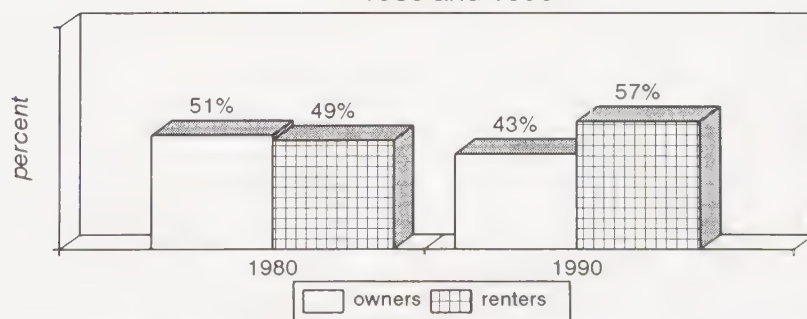
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
harbor gateway	27.2%	28.6%	12.0%	16.8%	15.4%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure (ownership status)

owners/renters 1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

1990 census data;

employment (percent) *

females employed	42.3%
males employed	57.7%
employment participation rate	70.3%
(citywide rate)	67.3%

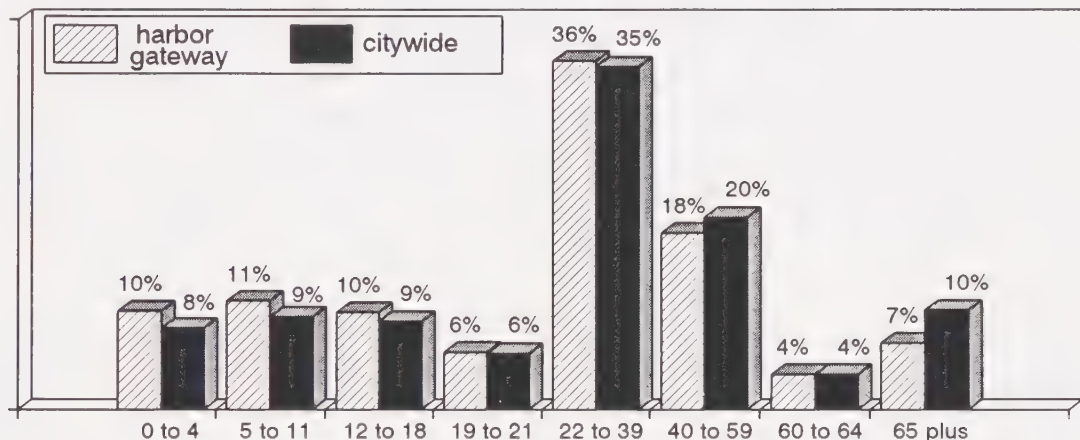
household income (1989) **

average	\$37,547
(citywide)	\$45,701
poverty (percent)	16.8%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
harbor gateway	63.8%	39.9%	13.7%
citywide	67.0%	47.8%	23.0%

age of the
general
population



language and citizenship (percent) ****

	foreign language spoken at home	foreign born
harbor gateway	spanish 36.2% asian 14.6% other language 2.1%	46.8%
citywide	spanish 24.3% asian 6.0% other language 5.6%	44.9%

means of transportation to work (percent) *****

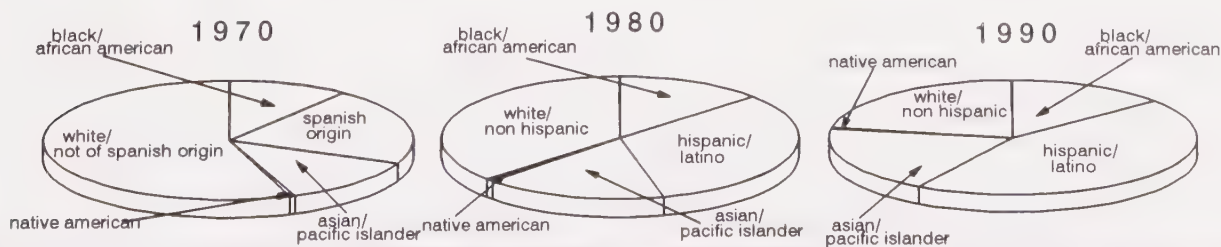
	drive alone	vanpool/ carpool	public transit	other means
harbor gateway	70.1%	18.2%	5.7%	6.0%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
harbor gateway	19.9%	33.7%	24.3%	15.5%	6.6%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	12.7%	16.5%	18.9%
black/african american	10.5%	13.3%	14.0%
hispanic/latino	21.1%	32.9%	44.6%
native american	0.5%	0.8%	0.4%
white-non hispanic	55.3%	36.6%	22.1%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

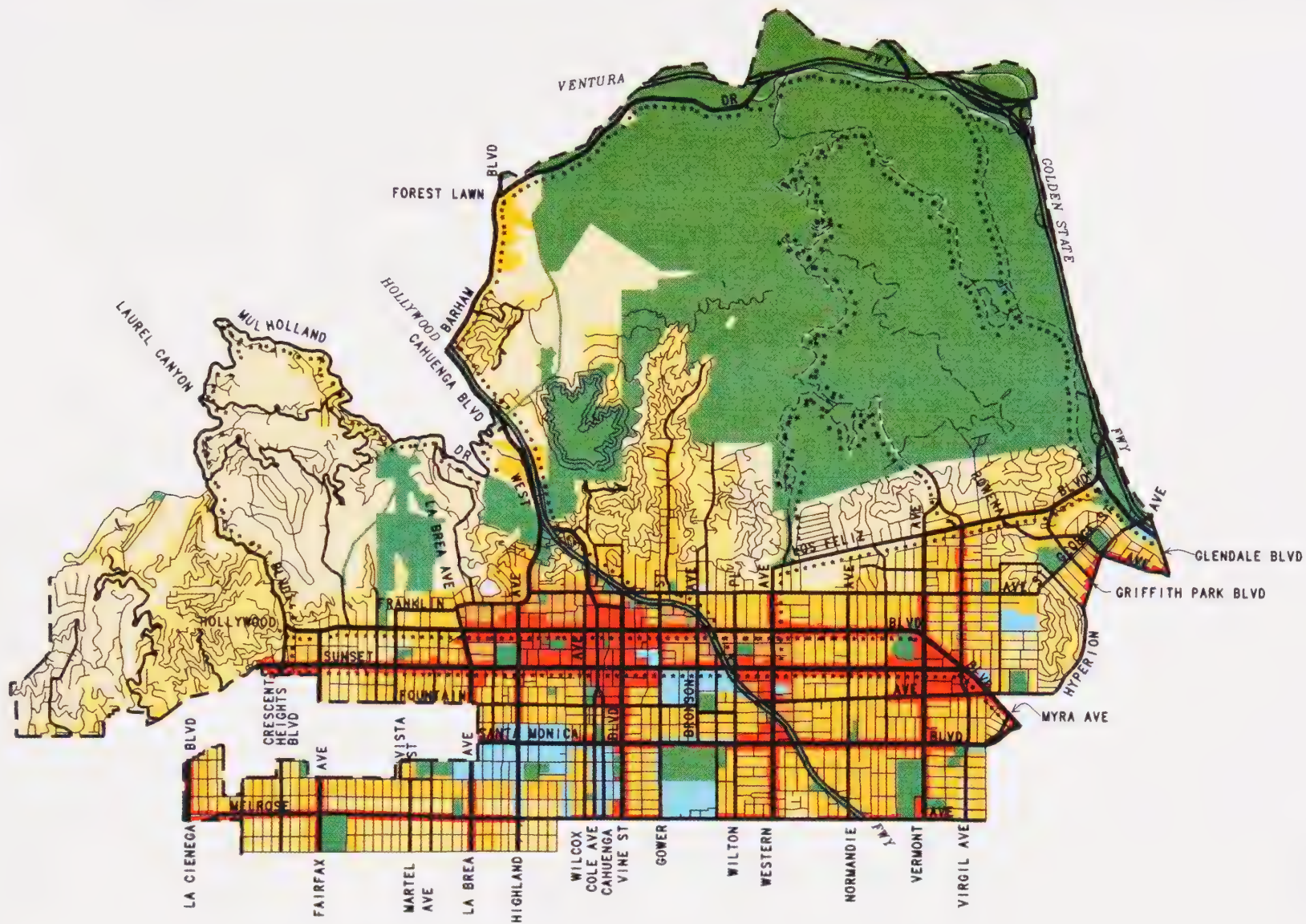
HOLLYWOOD

The Hollywood Community Planning Area is located about five and one half miles northwest of downtown Los Angeles. The area is surrounded by the Cities of Burbank and Glendale, the Atwater Village region of Northeast Los Angeles, Silverlake, Wilshire, the Cities of West Hollywood and Beverly Hills, Beverly Crest, and the Studio City/Universal City/Universal Studios/Toluca Lake regions.

Hollywood is the site of Los Angeles City College, Hollywood and Fairfax High Schools, the Hollywood Reservoir located in Franklin Canyon, as well as the Wilson and Harding Golf Courses in Griffith Park. Hollywood is also the locale of numerous landmark sites such as the Los Angeles Zoo, the Griffith Observatory, Forest Lawn and Mount Sanai memorial parks, the internationally recognized Hollywood Bowl and Greek Theater, the Hollywood Walk of Fame, and a number of famous cinemas. Griffith Park, which is entirely located within the Hollywood Planning Area is the largest urban park in the United States. In sum total, the Hollywood Planning Area is recognized as symbolic of the City of Los Angeles.

The total land area encompasses more than 16,000 acres (25 square miles) of land. Significant land uses include; twenty nine percent single family housing, thirteen percent multiple family housing, and thirty five percent open space. Approximately fourteen percent of all land in the area is used for public streets and highways. Although more than twice as much land is used for single family housing, the split between multiple family and single family populations is about 80:20.

Significantly, Hollywood has become the home of numerous immigrant groups, with nearly half



HOLLYWOOD GENERALIZED LAND USE

NOT TO SCALE

09/91

HOLLYWOOD COMMUNITY PROFILE

Page D.12.3

total population

hollywood
citywide

estimated data (from U.S. Census)

1970	1980	1990
156335	181002	213858
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
233179	257033
3852993	4306564

growth rate

hollywood
citywide

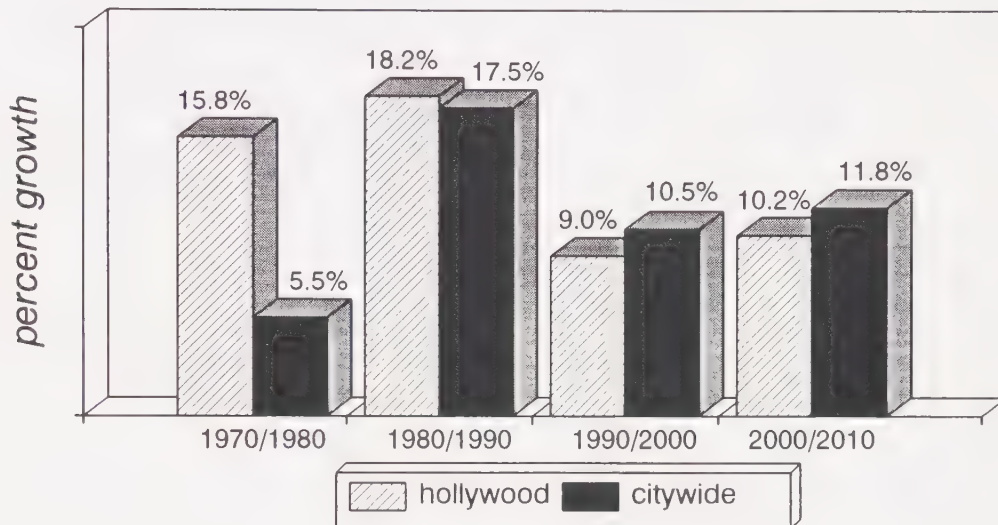
1970 to 1980 1980 to 1990

15.8% 18.2%
5.5% 17.5%

1990 to 2000 2000 to 2010

9.0% 10.2%
10.5% 11.8%

population growth rate comparison (includes group quarters population) **



total households

hollywood
citywide

1970	1980	1990
80888	87724	91423
1024873	1135491	1203052

2000	2010
100771	110456
1323882	1474514

growth rate

hollywood
citywide

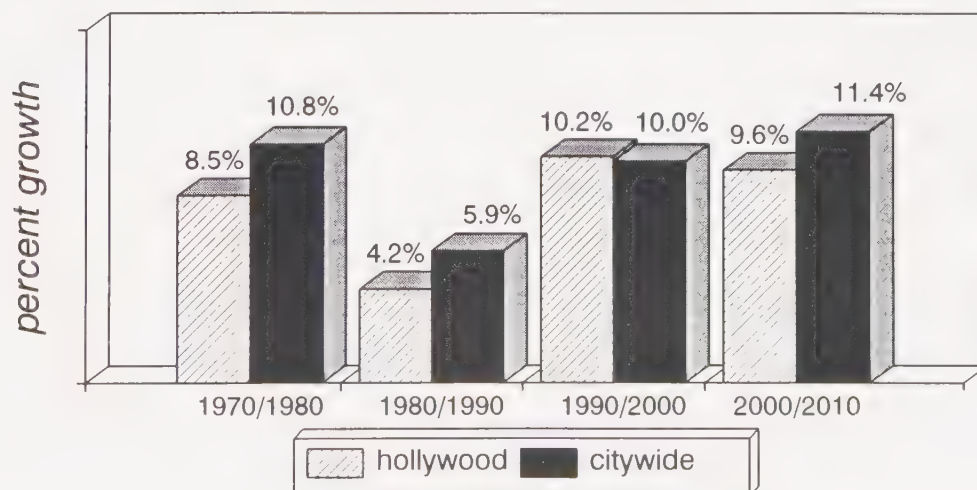
1970 to 1980 1980 to 1990

8.5% 4.2%
10.8% 5.9%

1990 to 2000 2000 to 2010

10.2% 9.6%
10.0% 11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

household size

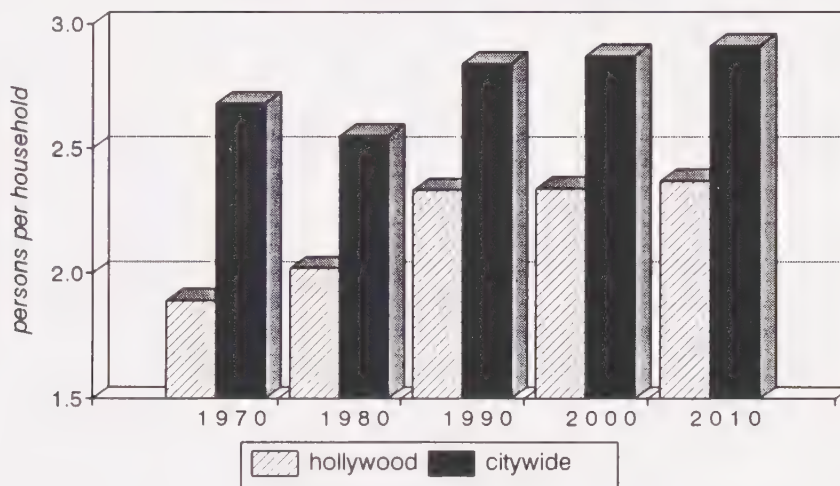
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
hollywood	1.89	2.02	2.33	2.34	2.37
citywide	2.68	2.55	2.84	2.87	2.91

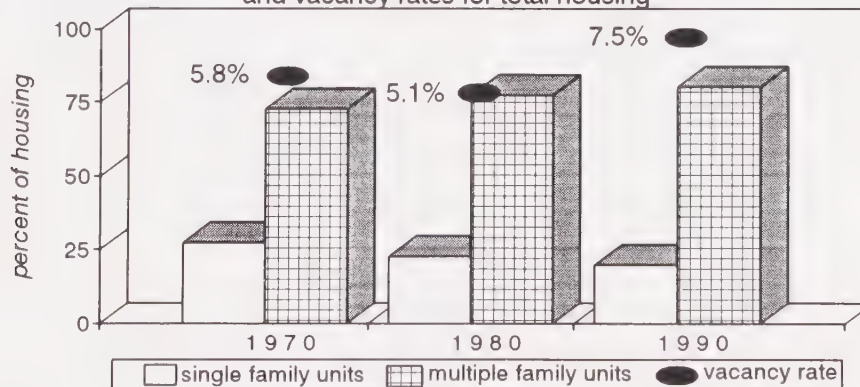
household size comparison

housing splits / vacancy factors **

(hollywood only)

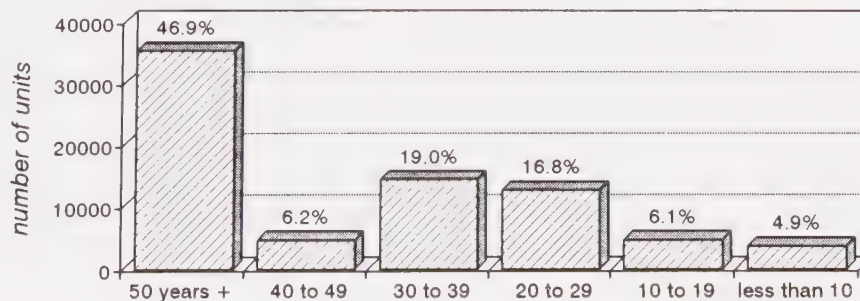
single family dwellings
multiple family dwellings
vacancy rate (total housing)

	1970	1980	1990
single family dwellings	27%	23%	20%
multiple family dwellings	73%	77%	80%
vacancy rate (total housing)	5.8%	5.1%	7.5%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housingage of housing as of 1994 ***

total dwellings in
hollywood
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

HOLLYWOOD – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

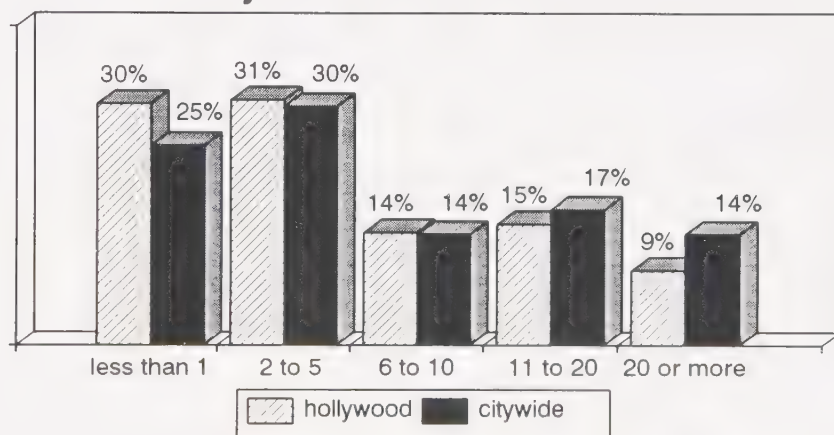
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	51.7%	16.1%	32.2%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
hollywood	2.8%	8.9%	15.2%	30.1%	43.1%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
hollywood	7.9%	33.5%	40.8%	11.8%	6.0%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

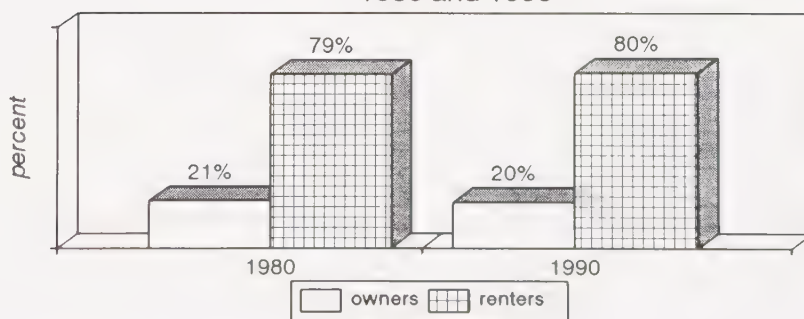
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
hollywood	29.8%	31.3%	14.2%	15.1%	9.6%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

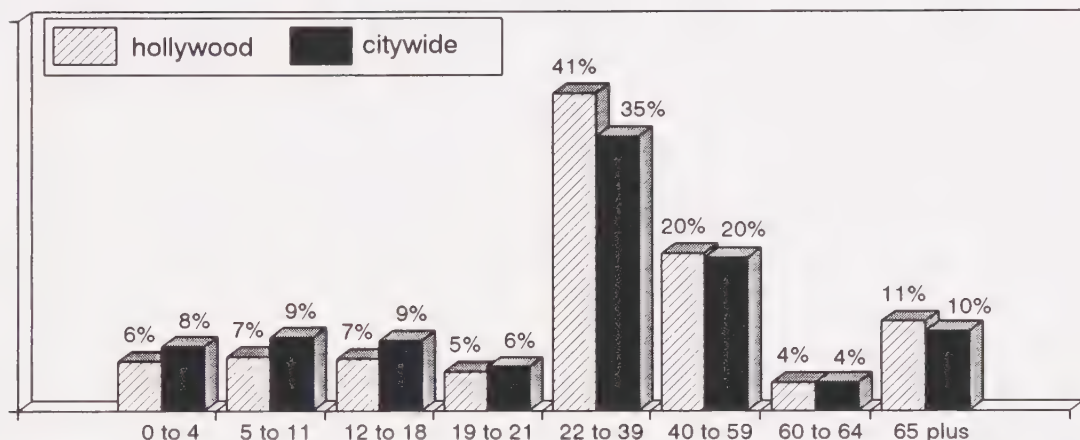
1990 census data;

<u>employment (percent) *</u>	
females employed	39.9%
males employed	60.1%
employment participation rate	67.4%
(citywide rate)	67.3%

<u>household income (1989) **</u>	
average	\$42,008
(citywide)	\$45,701
poverty (percent)	21.5%
(citywide)	18.9%

<u>education (percent) ***</u>	high school	beyond high school	college graduate
hollywood	69.8%	51.8%	26.4%
citywide	67.0%	47.8%	23.0%

age of the general population

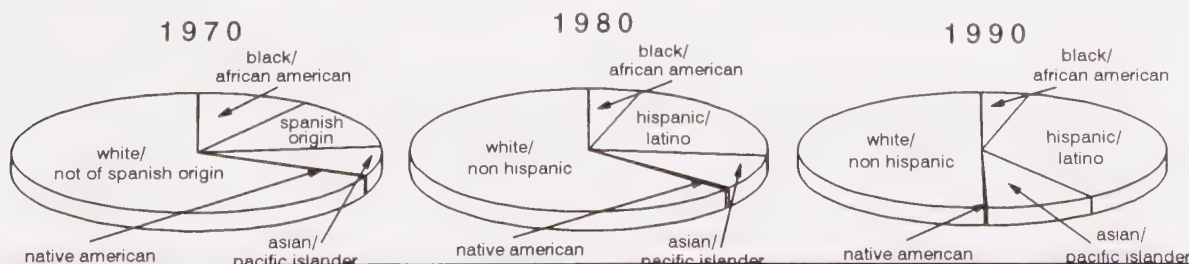


<u>language and citizenship (percent) ****</u>	foreign language spoken at home			foreign born
	spanish	asian	other language	
hollywood	29.3%	8.6%	17.6%	55.3%
citywide	24.3%	6.0%	5.6%	44.9%

<u>means of transportation to work (percent) *****</u>	drive alone	vanpool/ carpool	public transit	other means
hollywood	60.1%	12.4%	16.4%	11.1%
citywide	65.2%	15.4%	10.5%	10.5%

<u>head of household *****</u>	live alone	married with children	married no children	single parent	single non family
hollywood	43.7%	16.3%	16.7%	8.2%	15.1%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

<u>race/ethnicity (percent) *****</u>	1970	1980	1990
asian/pacific islander	8.0%	9.0%	9.6%
black/african american	9.8%	4.8%	4.2%
hispanic/latino	13.8%	21.9%	35.9%
native american	0.3%	0.5%	0.3%
white-non hispanic	68.0%	63.7%	50.0%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire. Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

MISSION HILLS-NORTH HILLS-PANORAMA CITY

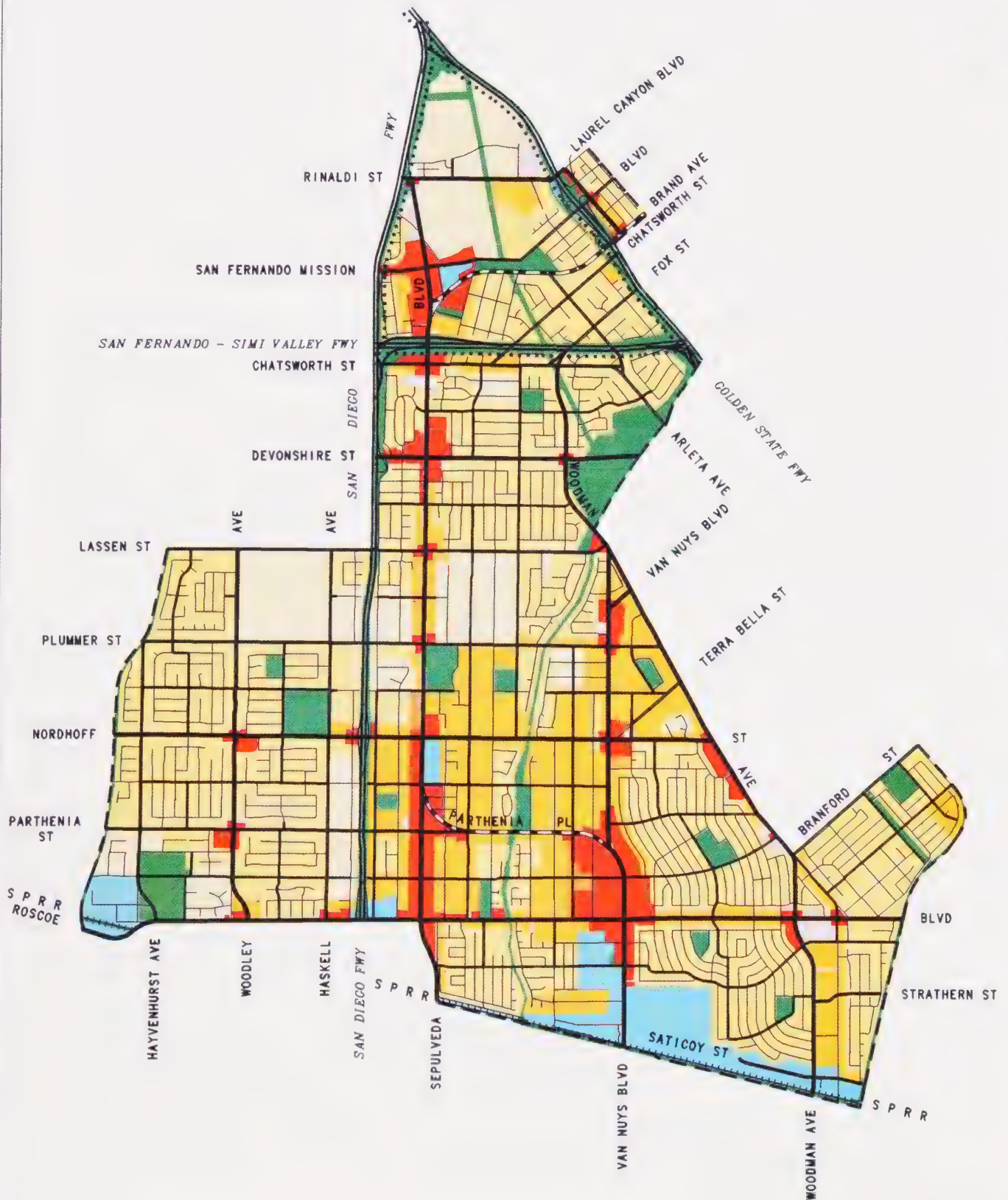
The Community Planning Area, formerly known as Mission Hills-Panorama City-Sepulveda, is located about seventeen miles northwest of downtown Los Angeles in the middle of the San Fernando Valley. Mission Hills-North Hills-Panorama City is surrounded by Sylmar, the City of San Fernando, Arleta, Sun Valley, Van Nuys, West Van Nuys, Northridge, and Granada Hills. The district is the site of the San Fernando Mission and Mission Cemetery, the Sepulveda Veterans Administration Hospital, and James Monroe and Alemany High Schools. Also located in the area are the San Fernando Mission, the Andreas Pico Adobe, and Brand Park.

The total land area of Mission Hills-North Hills-Panorama City encompasses more than 7,500 acres (12 square miles). Significant land uses include; forty seven percent single family housing and thirteen percent multiple family housing. About ten percent of the total land in the district is dedicated to open space uses. Approximately fourteen percent is used for public streets and highways.

Although more than three times as much land is used for single family housing, the split between multiple family and single family populations is about half and half.

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7july95



MISSION HILLS - PANORAMA CITY - SEPULVEDA
GENERALIZED LAND USE



NOT TO SCALE

MISSION HILLS/NORTH HILLS/PANORAMA CITY COMMUNITY PROFILE

total population
mission hills
citywide

estimated data (from U.S. Census)

1970	1980	1990
71466	78800	109072
2811801	2966850	3485398

projections (from SCAG) *

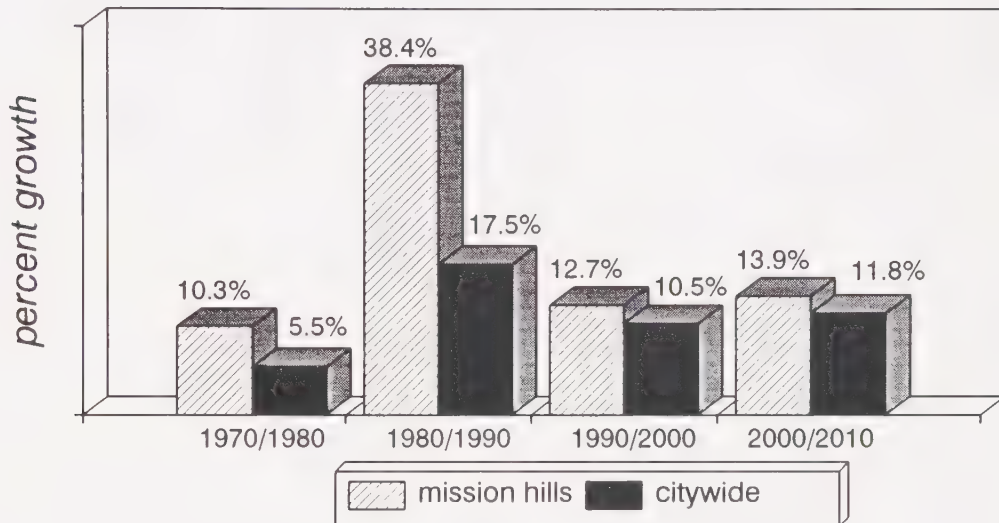
2000	2010
122921	139950
3852993	4306564

growth rate
mission hills
citywide

1970 to 1980	1980 to 1990
10.3%	38.4%
5.5%	17.5%

1990 to 2000	2000 to 2010
12.7%	13.9%
10.5%	11.8%

population growth rate comparison
(includes group quarters population) **



total households
mission hills
citywide

1970	1980	1990
22856	29342	34161
1024873	1135491	1203052

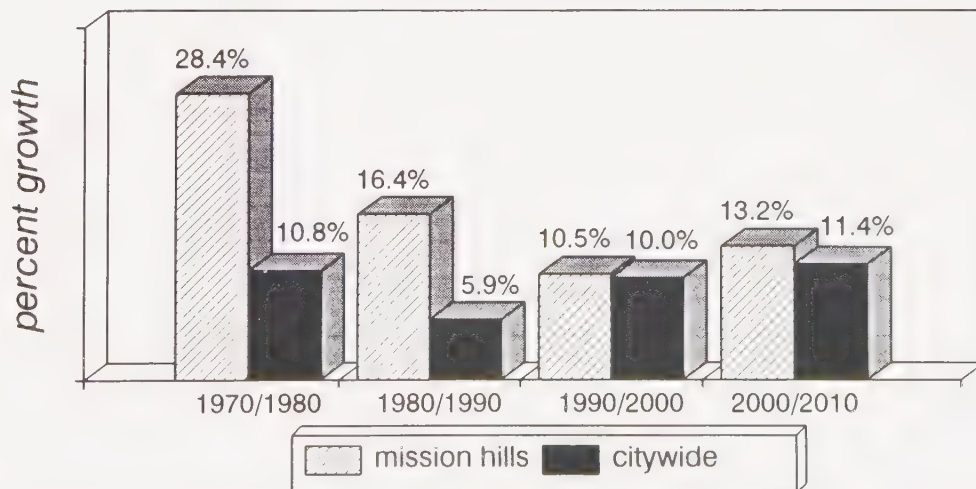
2000	2010
37748	42739
1323882	1474514

growth rate
mission hills
citywide

1970 to 1980	1980 to 1990
28.4%	16.4%
10.8%	5.9%

1990 to 2000	2000 to 2010
10.5%	13.2%
10.0%	11.4%

household growth rate comparison
(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

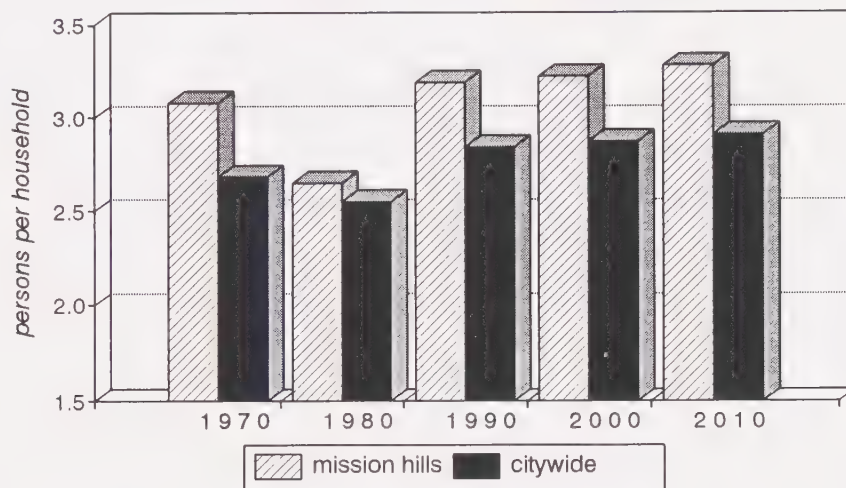
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
mission hills	3.08	2.65	3.19	3.22	3.28
citywide	2.68	2.55	2.84	2.87	2.91

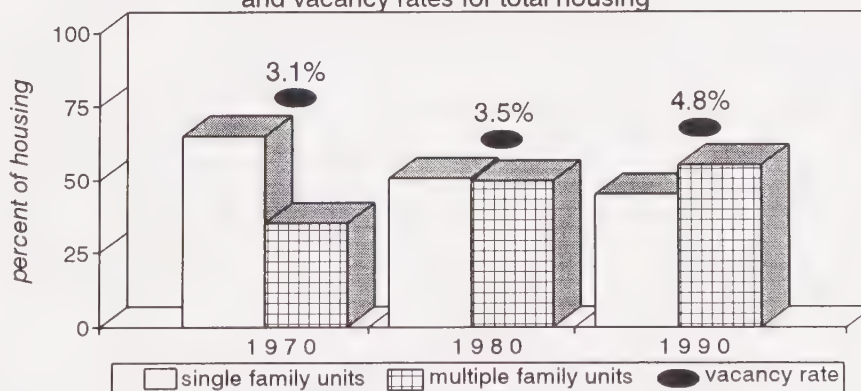
household size comparison



housing splits / vacancy factors **

(mission hills only)
single family dwellings
multiple family dwellings
vacancy rate (total housing)

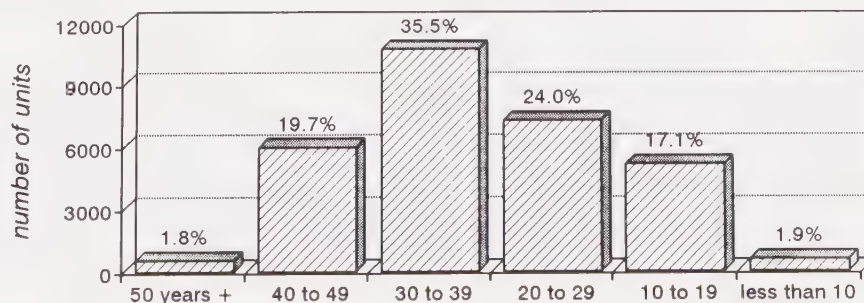
	1970	1980	1990
single family dwellings	65%	51%	45%
multiple family dwellings	35%	49%	55%
vacancy rate (total housing)	3.1%	3.5%	4.8%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing

age of housing as of 1994 ***

total dwellings in
mission hills
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

MISSION HILLS – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

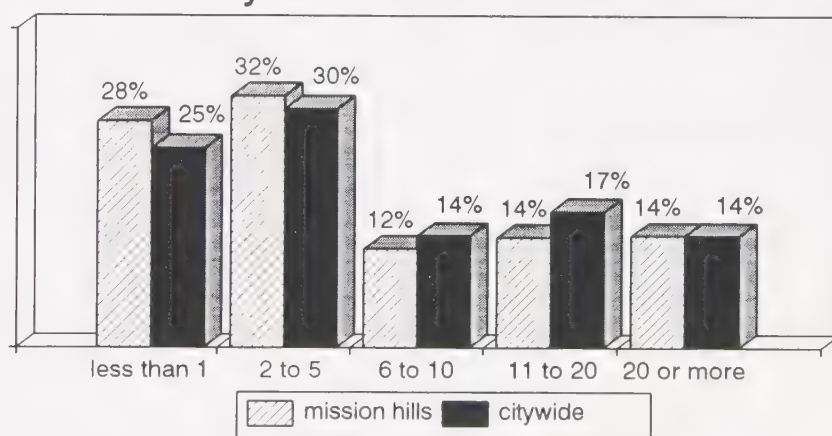
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	43.7%	25.6%	30.7%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
mission hills	3.1%	47.0%	42.8%	6.7%	0.4%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
mission hills	5.7%	23.4%	51.8%	14.4%	4.7%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

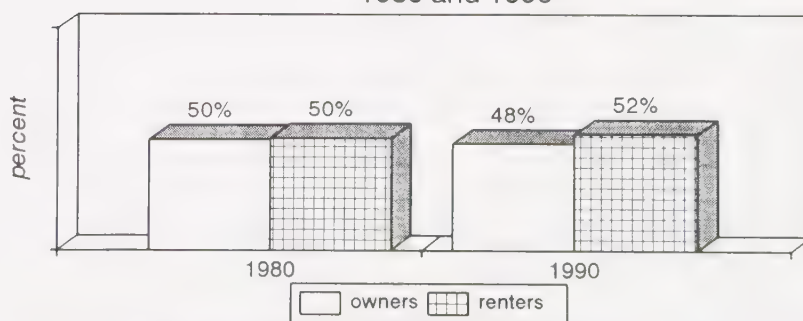
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
mission hills	28.4%	31.5%	12.4%	13.8%	14.0%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure (ownership status)

owners/renters 1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

MISSION HILLS – COMMUNITY PROFILE

SOCIO/DEMOGRAPHICS

Page D.13.6

1990 census data;

employment (percent) *

females employed	42.1%
males employed	57.9%
employment participation rate	71.1%
(citywide rate)	67.3%

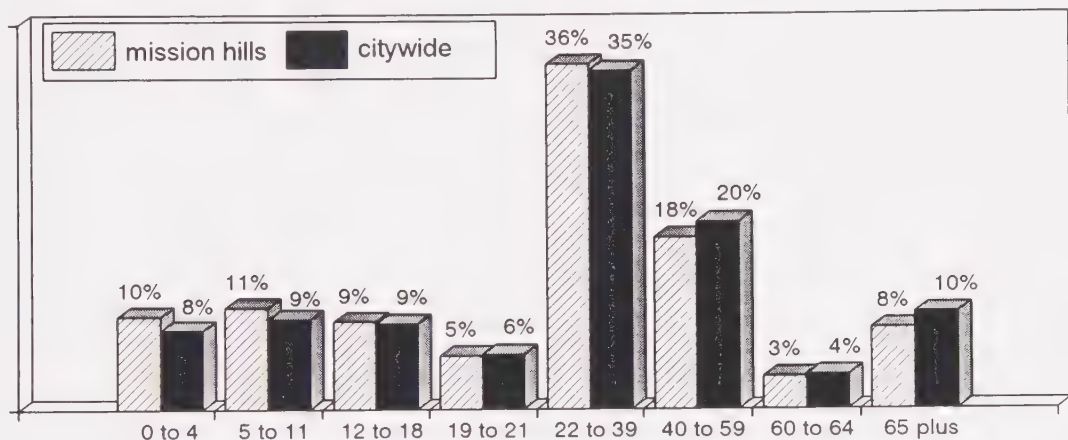
household income (1989) **

average	\$39,711
(citywide)	\$45,701
poverty (percent)	15.5%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
mission hills	66.9%	44.7%	17.6%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	foreign language spoken at home	foreign born	foreign born, foreign born parents	foreign born, foreign born parents, foreign born grandparents
mission hills	35.7%	9.9%	6.6%	49.4%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

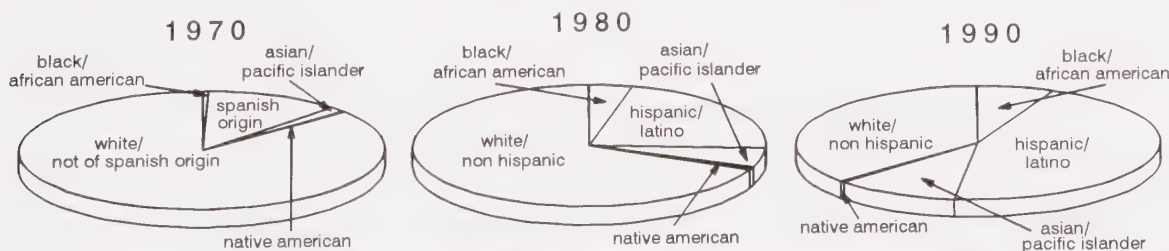
	drive alone	vanpool/ carpool	public transit	other means
mission hills	66.9%	19.0%	7.5%	6.5%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
mission hills	22.2%	32.1%	23.5%	14.0%	8.2%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	1.4%	5.0%	11.1%
black/african american	0.4%	4.0%	6.8%
hispanic/latino	12.1%	22.3%	45.3%
native american	0.2%	0.8%	0.4%
white-non hispanic	85.8%	67.9%	36.4%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

NORTHEAST LOS ANGELES

The Northeast Los Angeles Planning Area is located approximately five miles north-northeast of downtown Los Angeles. The area is surrounded by the Cities of Glendale, Pasadena, South Pasadena, Alhambra, and Monterey Park, and by Boyle Heights, Central City North, Silverlake-Echo Park, Los Feliz, and Griffith Park. Northeast Los Angeles is the locale of California State University at Los Angeles, Occidental College, the Los Angeles County-University of Southern California (LACUSC) Medical Center, Eagle Rock High School, Benjamin Franklin High School, Abraham Lincoln High School, Woodrow Wilson High School, Lincoln Park, and the Ernest E. Debs/Montecito Hills Regional Park. The Area is comprised of the communities of Eagle Rock, Glassell Park, Cypress Park, Atwater Village, Highland Park, Mount Washington, Lincoln Heights, and El Sereno. Los Angeles' first suburb (Highland Park) was annexed to the City in 1896.

Noteworthy sites in Northeast Los Angeles include the Southwest Museum, Lummis House, Heritage Square, and the Judson Studio. The first freeway ever built, the Pasadena (the northern extension of the 110 Harbor-Pasadena Freeway) bisects the Planning Area. The Arroyo Seco is also located in Northeast Los Angeles.

The total area encompasses almost 15,700 acres (24.5 square miles) of largely hillside land. Significant land uses include; thirty six percent single family housing, fourteen percent multiple family housing, and seventeen percent open space. Approximately nineteen percent of all land in the area is used for public streets and highways. About forty percent of the population aged eighteen or older is foreign born.

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6july95



NORTHEAST LOS ANGELES
GENERALIZED LAND USE

↑
N
NOT TO SCALE

NORTHEAST LOS ANGELES COMMUNITY PROFILE

total population

northeast los angeles
citywide

estimated data (from U.S. Census)

1970	1980	1990
183852	198229	237293
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
264510	298084
3852993	4306564

growth rate

northeast los angeles
citywide

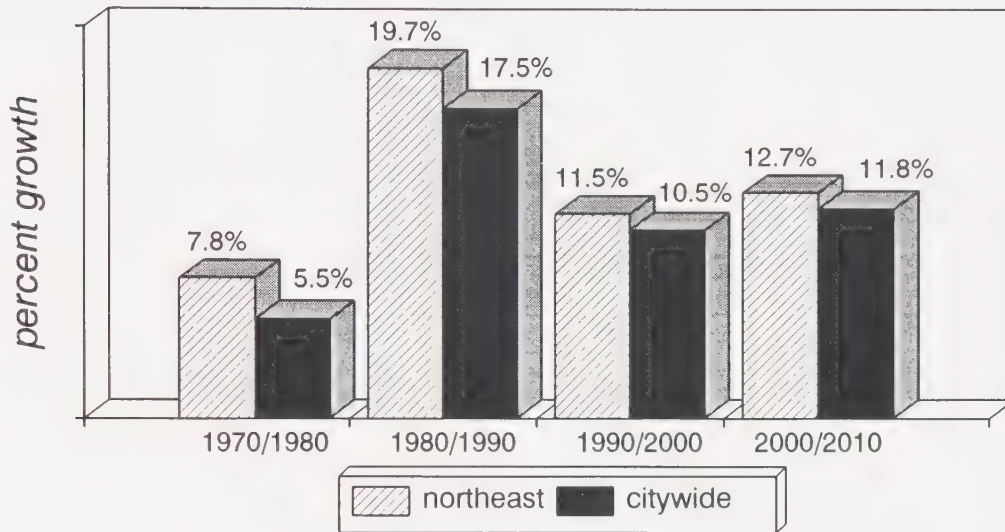
1970 to 1980 1980 to 1990

7.8% 19.7%
5.5% 17.5%

1990 to 2000 2000 to 2010

11.5% 12.7%
10.5% 11.8%

population growth rate comparison (includes group quarters population) **



total households

northeast los angeles
citywide

1970
61641
1024873

1980
64098
1135491

1990
68711
1203052

2000
74727
1323882

2010
83782
1474514

growth rate

northeast los angeles
citywide

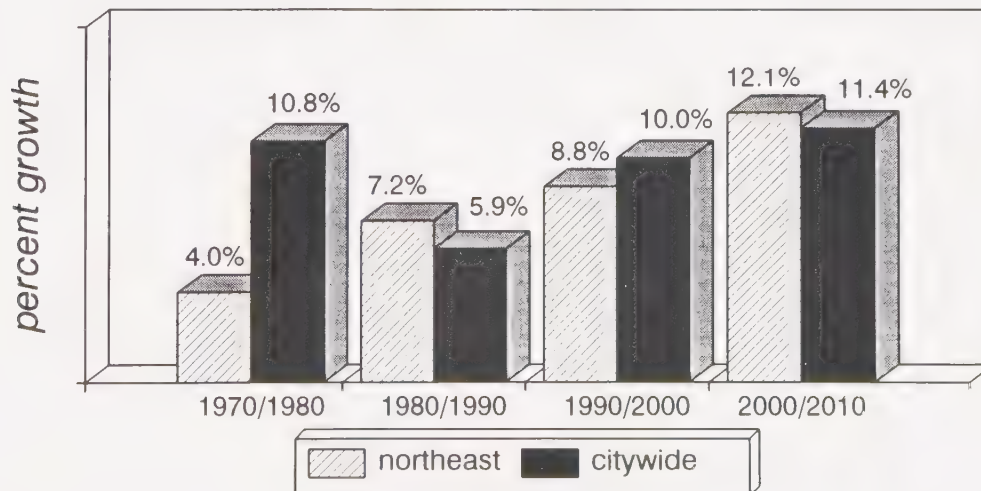
1970 to 1980 1980 to 1990

4.0% 7.2%
10.8% 5.9%

1990 to 2000 2000 to 2010

8.8% 12.1%
10.0% 11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

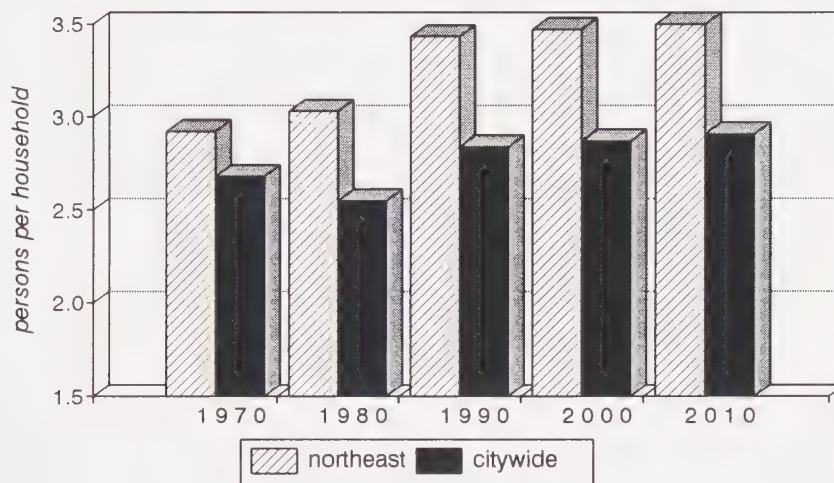
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
northeast los angeles	2.92	3.03	3.43	3.47	3.50
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison

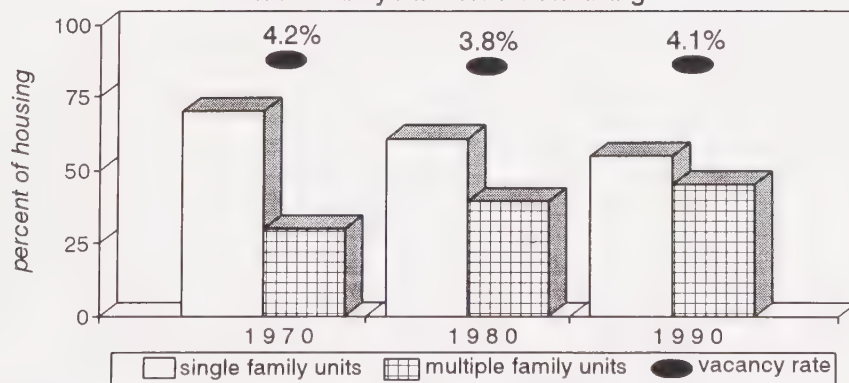


housing splits / vacancy factors **

(northeast los angeles only)

	1970	1980	1990
single family dwellings	70%	61%	55%
multiple family dwellings	30%	39%	45%
vacancy rate (total housing)	4.2%	3.8%	4.1%

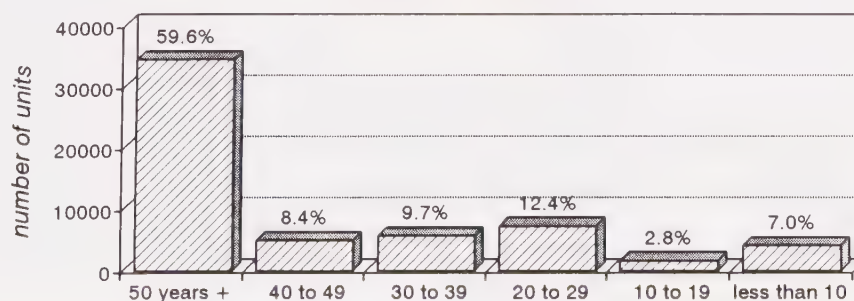
single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing



age of housing as of 1994 ***

total dwellings in
northeast los angeles
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

NORTHEAST LOS ANGELES – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

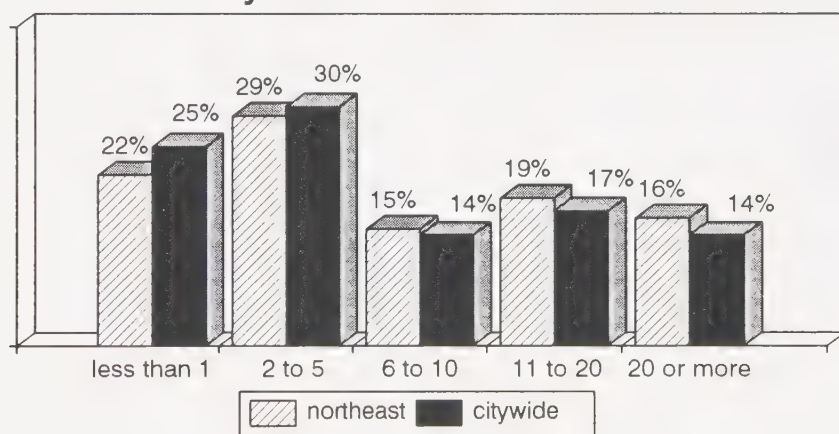
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	54.3%	20.0%	25.7%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
northeast los angeles	12.9%	46.8%	30.1%	9.4%	0.9%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
northeast los angeles	12.4%	40.1%	38.1%	7.5%	1.9%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

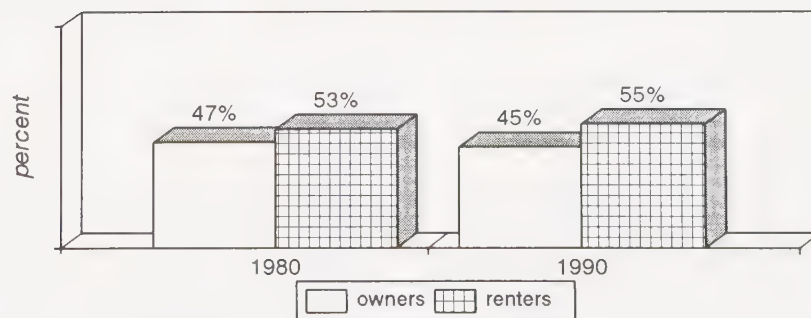
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
northeast los angeles	21.6%	28.8%	14.8%	18.6%	16.2%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

1990 census data;

employment (percent) *

females employed	43.1%
males employed	56.9%
employment participation rate	66.2%
(citywide rate)	67.3%

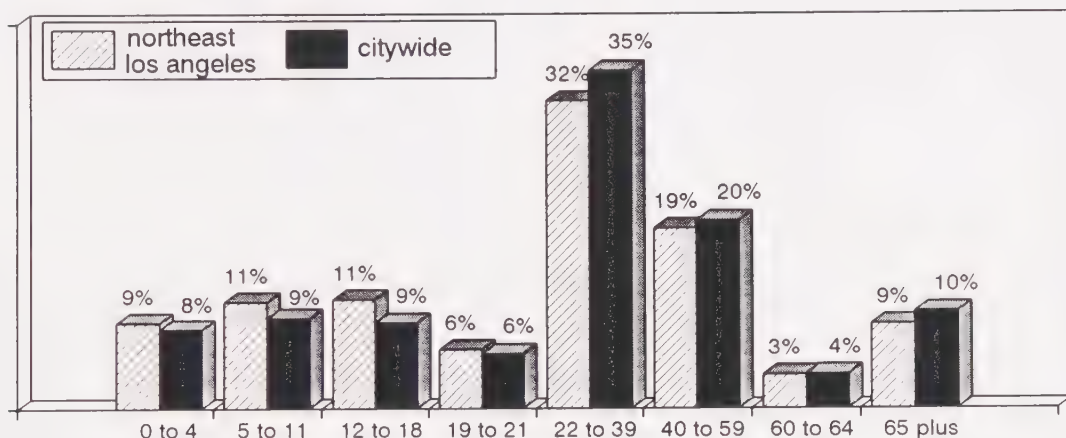
household income (1989) **

average	\$35,932
(citywide)	\$45,701
poverty (percent)	19.5%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
northeast los angeles	53.5%	35.7%	15.8%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	foreign language spoken at home	foreign born		
	spanish	asian	other language	
northeast los angeles	52.3%	15.6%	2.9%	58.8%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

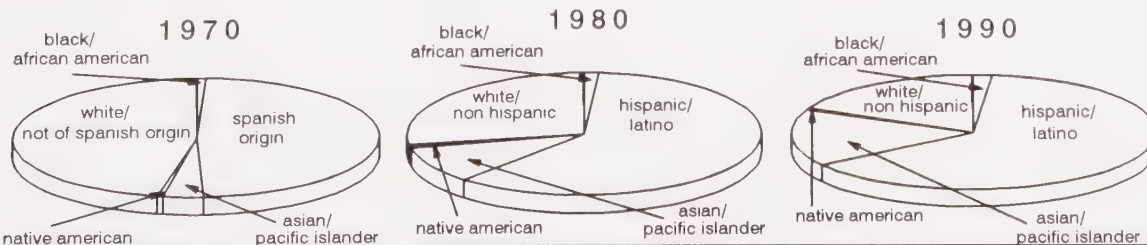
	drive alone	vanpool/ carpool	public transit	other means
northeast los angeles	61.0%	18.9%	12.0%	8.1%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
northeast los angeles	22.0%	34.6%	20.8%	15.2%	7.4%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	3.5%	9.8%	16.1%
black/african american	0.7%	1.3%	1.7%
hispanic/latino	48.8%	60.7%	64.1%
native american	0.5%	0.8%	0.3%
white-non hispanic	46.5%	27.5%	17.8%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

NORTH HOLLYWOOD

The North Hollywood Planning Area is located in the southeastern quadrant of the San Fernando Valley immediately east of the City of Burbank. North Hollywood is surrounded by Sun Valley, the City of Burbank, Toluca Lake, Studio City, and the Van Nuys-North Sherman Oaks Planning Area. The district is the site of the North Hollywood Center, a mixed use redevelopment zone. It is also the locale of North Hollywood High School and the 101/170 freeway interchange. North Hollywood lies about thirteen miles northwest of downtown.

Distances to City landmarks include;

thirteen miles directly west to Warner Center,

approximately three miles north of Universal City and six miles north-northwest of Hollywood,

sixteen miles north of International Airport and immediately southwest of Burbank-Glendale-Pasadena Airport.

The driving distance to Westwood Village is about nine miles.

The total land area of North Hollywood includes more than 6,800 acres (11 square miles) of land. Significant land uses consist of; thirty three percent single family housing and twenty percent multiple family housing. About twenty three percent is used for public streets and highways.

North Hollywood, at 18.3 persons per gross acre, has the highest population density in the San Fernando Valley.

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NORTH HOLLYWOOD GENERALIZED LAND USE



NOT TO SCALE

NORTH HOLLYWOOD COMMUNITY PROFILE

total population
north hollywood
citywide

estimated data (from U.S. Census)

1970	1980	1990
90068	95763	123410
2811801	2966850	3485398

projections (from SCAG) *

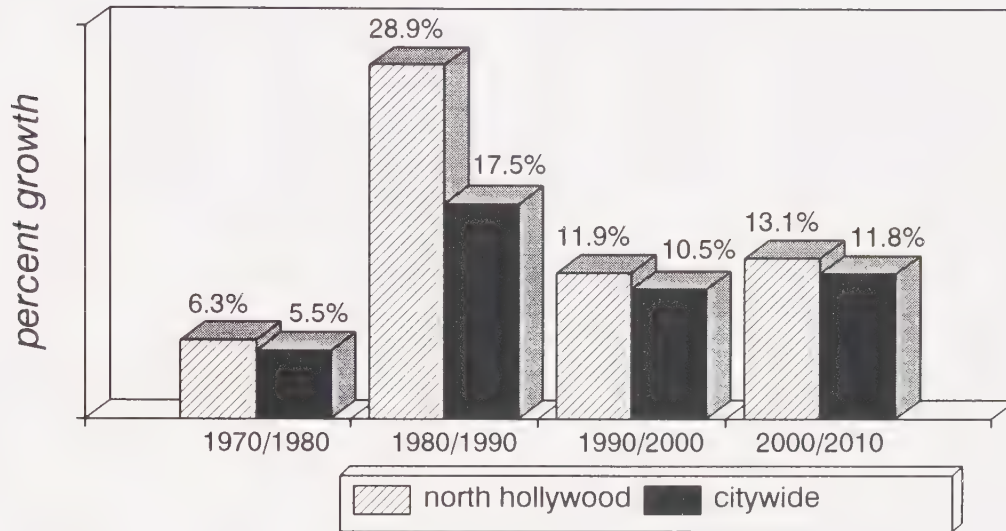
2000	2010
138091	156181
3852993	4306564

growth rate
north hollywood
citywide

1970 to 1980	1980 to 1990
6.3%	28.9%
5.5%	17.5%

1990 to 2000	2000 to 2010
11.9%	13.1%
10.5%	11.8%

population growth rate comparison (includes group quarters population) **



total households
north hollywood
citywide

1970	1980	1990
36616	42327	47981
1024873	1135491	1203052

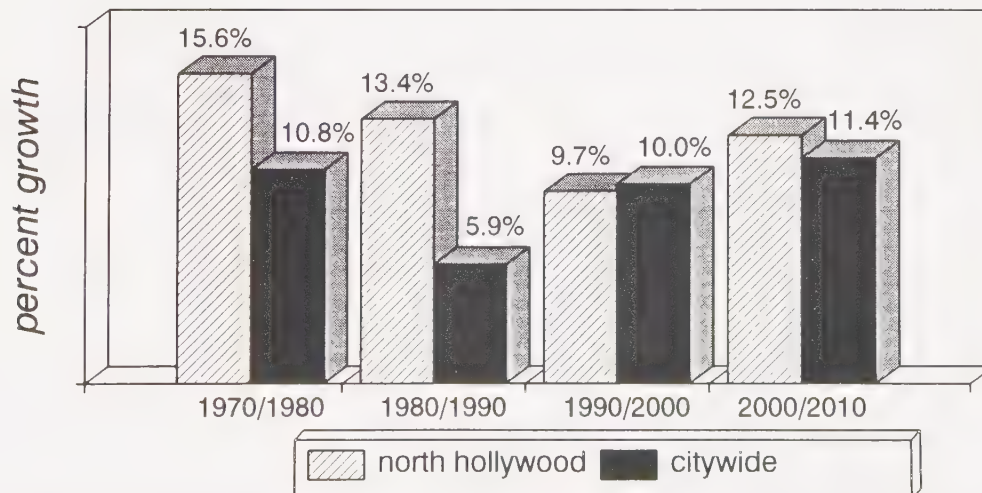
2000	2010
52620	59211
1323882	1474514

growth rate
north hollywood
citywide

1970 to 1980	1980 to 1990
15.6%	13.4%
10.8%	5.9%

1990 to 2000	2000 to 2010
9.7%	12.5%
10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

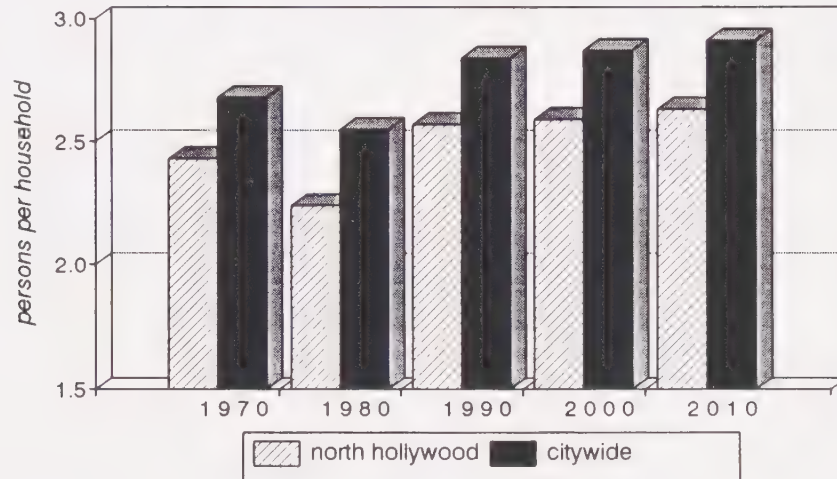
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
north hollywood	2.43	2.24	2.57	2.59	2.63
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison



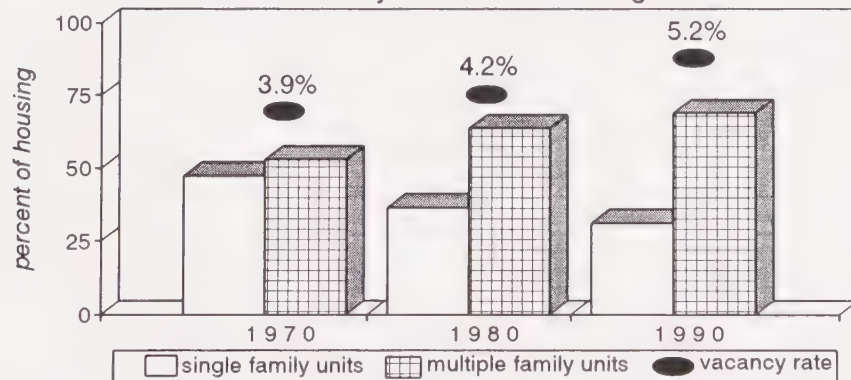
housing splits / vacancy factors **

(north hollywood only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

	1970	1980	1990
single family dwellings	47%	36%	31%
multiple family dwellings	53%	64%	69%
vacancy rate (total housing)	3.9%	4.2%	5.2%

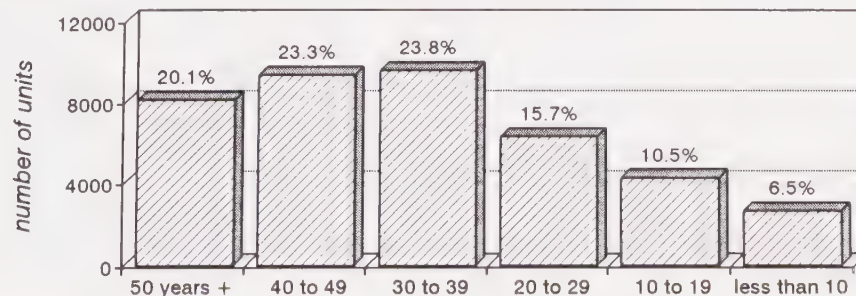
single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing



age of housing as of 1994 ***

total dwellings in
north hollywood
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

NORTH HOLLYWOOD – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

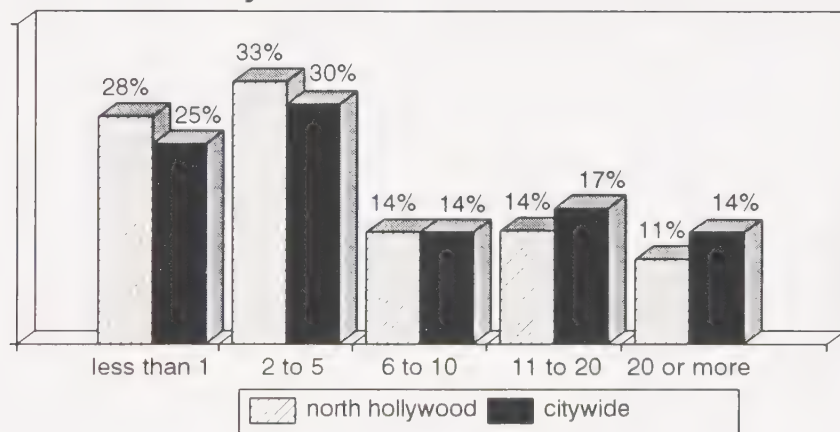
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	49.2%	21.0%	29.8%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
north hollywood	2.9%	31.1%	38.6%	21.9%	5.5%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
north hollywood	5.5%	26.7%	50.1%	14.2%	3.5%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

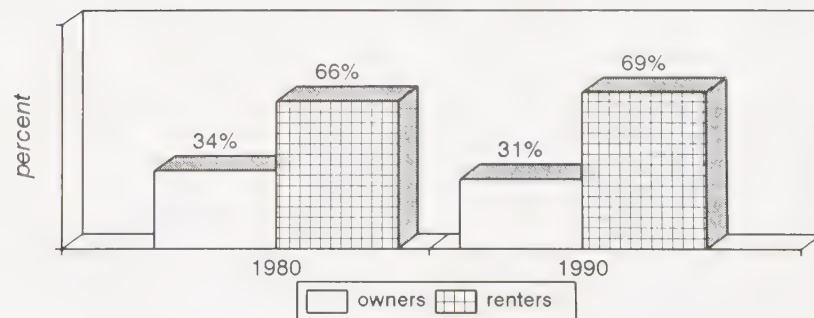
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
north hollywood	28.4%	32.7%	14.0%	14.2%	10.6%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.
 * Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.
 ** Describes length of time living at the same location. Owners and renters combined.

1990 census data;

employment (percent) *

females employed	42.8%
males employed	57.2%
employment participation rate	72.7%
(citywide rate)	67.3%

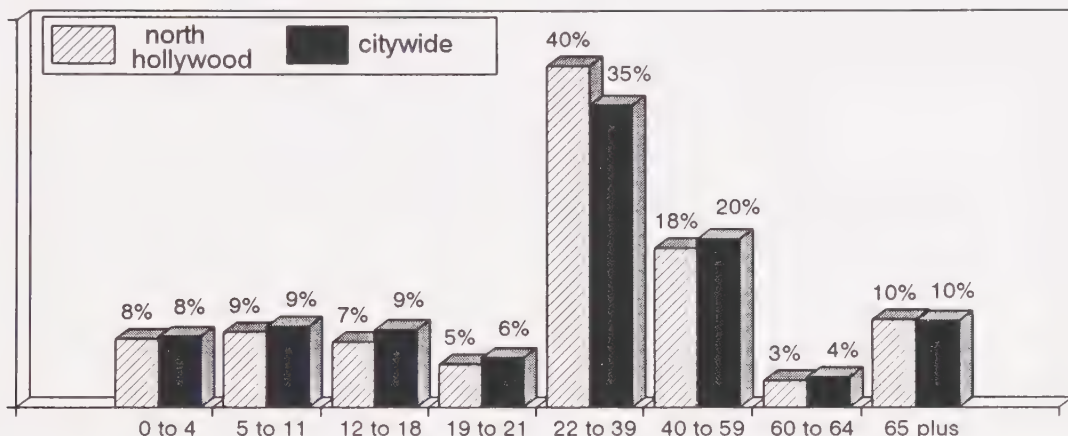
household income (1989) **

average	\$39,087
(citywide)	\$45,701
poverty (percent)	15.4%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
north hollywood	70.6%	50.4%	21.8%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	foreign language spoken at home	foreign born
	spanish asian other language	
north hollywood	31.6%	44.7%
citywide	24.3%	44.9%

means of transportation to work (percent) *****

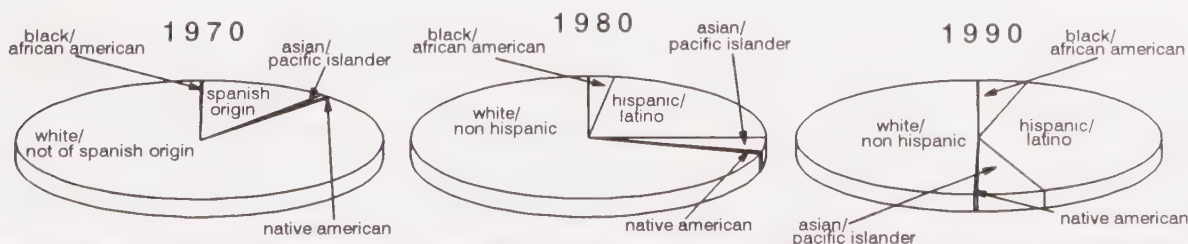
	drive alone	vanpool/ carpool	public transit	other means
north hollywood	70.1%	14.9%	6.5%	8.5%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
north hollywood	35.4%	21.4%	19.6%	10.7%	12.9%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	0.7%	3.7%	6.0%
black/african american	0.1%	2.3%	4.3%
hispanic/latino	11.4%	22.8%	40.0%
native american	0.3%	0.7%	0.3%
white-non hispanic	87.5%	70.5%	49.5%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

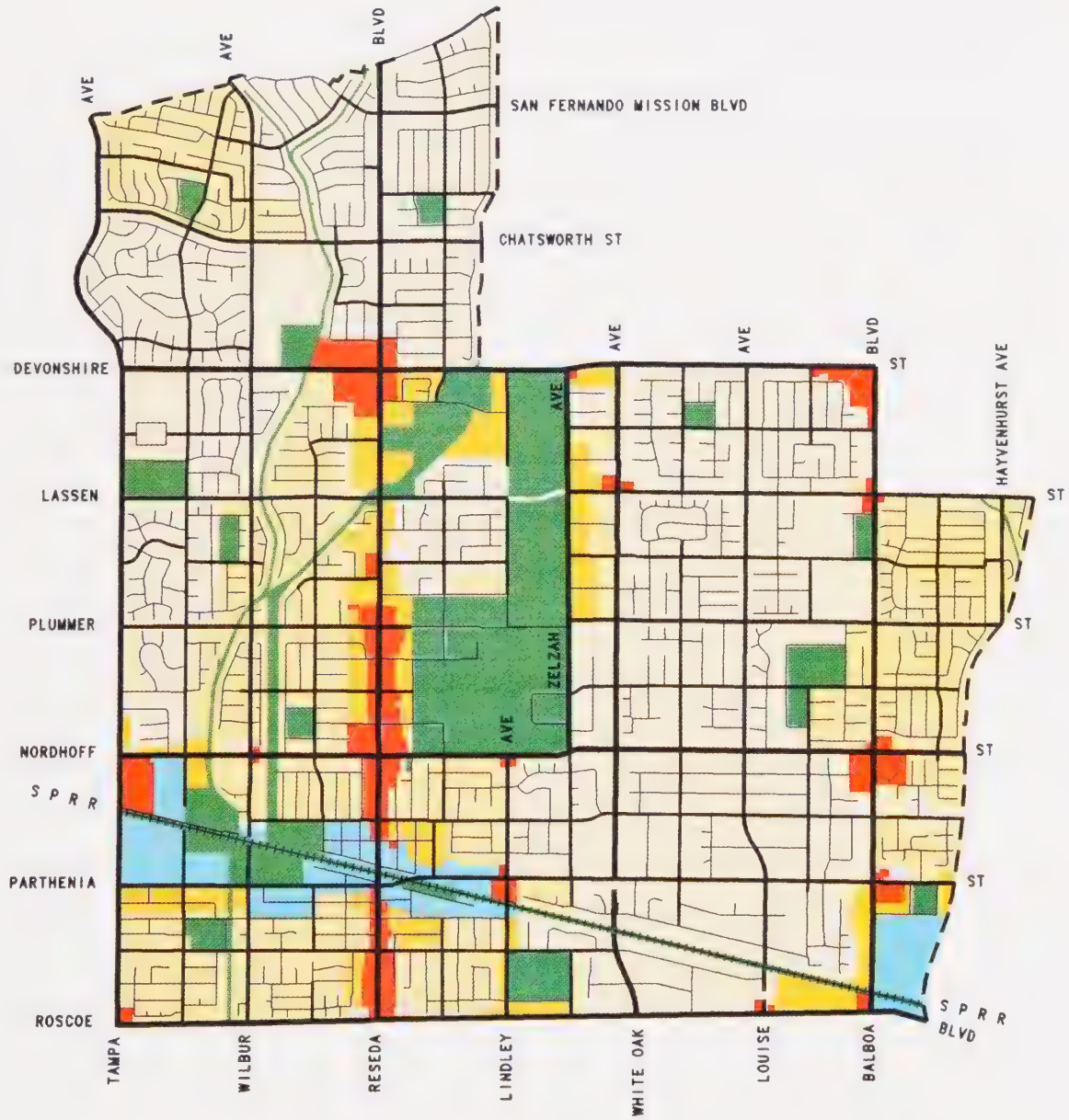
NORTHRIDGE

The Northridge Community Planning Area is located in the western half of the San Fernando Valley. It is surrounded by Granada Hills, North Hills, Reseda, Winnetka, and the Chatsworth-Porter Ranch Planning Area. The district is the site of the Northridge campus of California State University. Northridge is situated about twenty two miles northwest of downtown Los Angeles and a similar distance north of Los Angeles International Airport. The traveling distance to Westwood Village is about thirteen miles as is the distance to Universal City.

The total land area of Northridge is about 10 square miles. Significant land uses include; fifty seven percent single family housing and eleven percent open space. About twenty one percent of the total area of 6,350 gross acres is used for public streets and highways.

About one third of the population resides in multiple family housing even though the amount of land used for multiple housing purposes is only about five percent. This is an indication of a significant group quarters population (such as students) living in university oriented housing.

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NORTHRIDGE
GENERALIZED LAND USE



NOT TO SCALE

NORTHRIDGE COMMUNITY PROFILE

total population
northridge
citywide

estimated data (from U.S. Census)

1970	1980	1990
50700	53873	58867
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
66741	76308
3852993	4306564

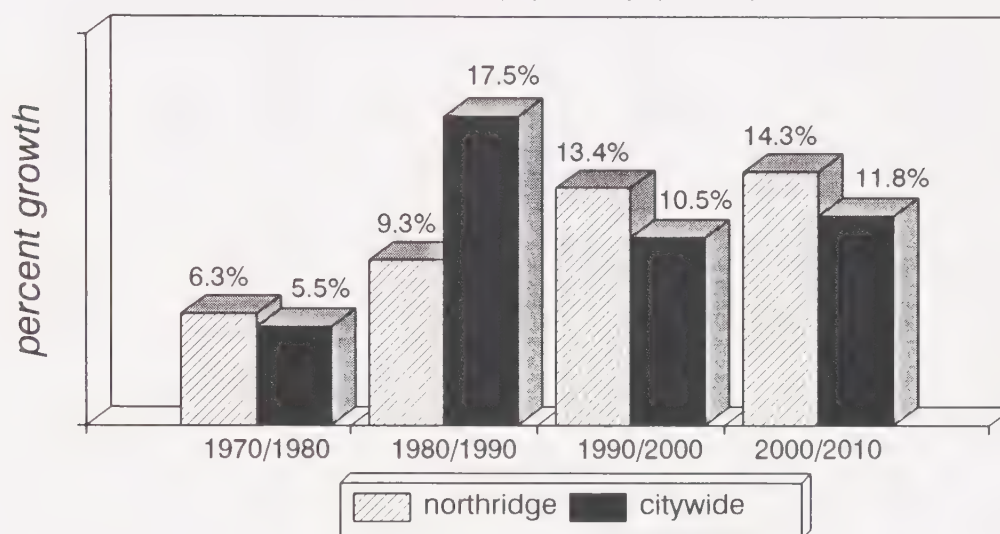
growth rate
northridge
citywide

1970 to 1980	1980 to 1990
6.3%	9.3%
5.5%	17.5%

1990 to 2000	2000 to 2010
13.4%	14.3%
10.5%	11.8%

population growth rate comparison

(includes group quarters population) **



total households
northridge
citywide

1970	1980	1990
14239	18528	20691
1024873	1135491	1203052

2000	2010
22539	25550
1323882	1474514

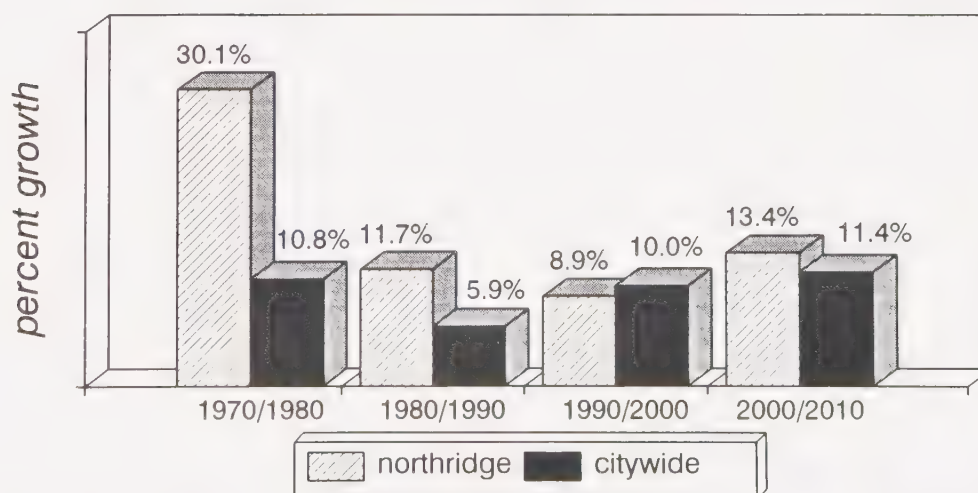
growth rate
northridge
citywide

1970 to 1980	1980 to 1990
30.1%	11.7%
10.8%	5.9%

1990 to 2000	2000 to 2010
8.9%	13.4%
10.0%	11.4%

household growth rate comparison

(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

estimated data (from U.S. Census)

projections (from SCAG)

household size

(persons per dwelling unit) *

northridge
citywide

1970

3.50
2.68

1980

2.87
2.55

1990

2.75
2.84

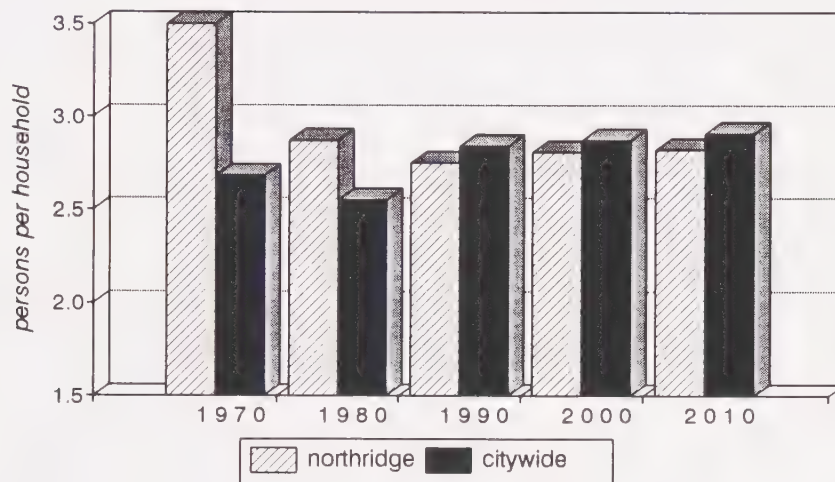
2000

2.81
2.87

2010

2.82
2.91

household size comparison

housing splits / vacancy factors **

(northridge only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

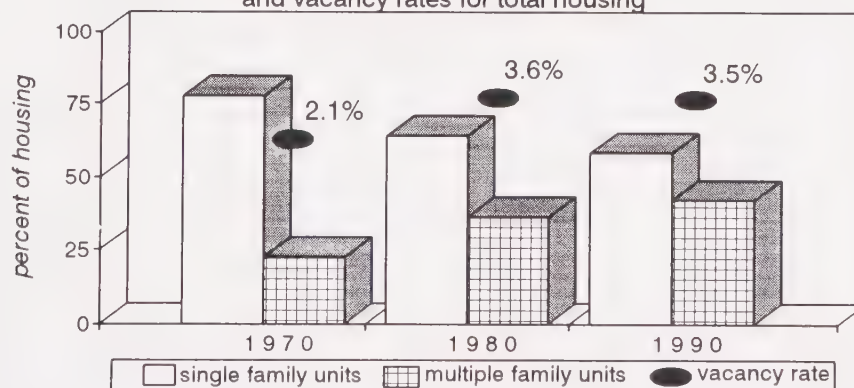
1970

78%
22%
2.1%

1980

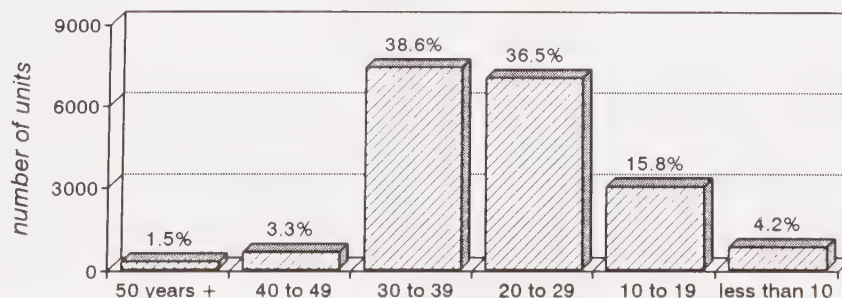
64%
36%
3.6%

1990

58%
42%
3.5%single family dwelling units, multiple family dwelling units,
and vacancy rates for total housingage of housing as of 1994 ***total dwellings in
northridge

(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

NORTHRIDGE – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

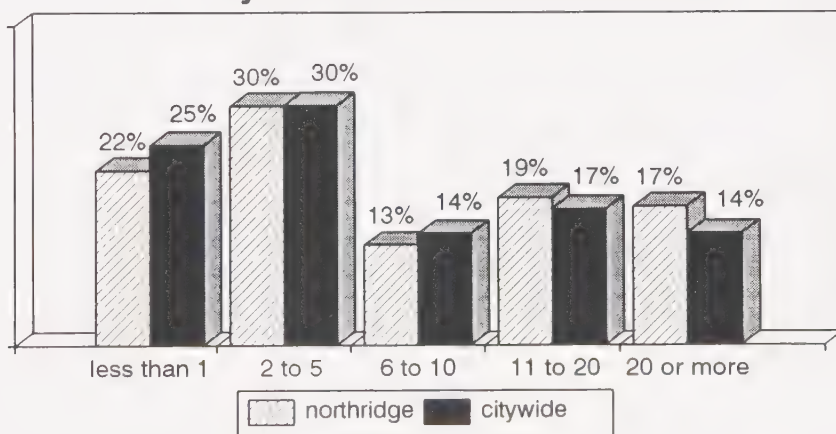
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	48.9%	21.6%	29.5%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
northridge	1.2%	8.2%	30.8%	45.1%	14.7%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
northridge	4.6%	12.0%	52.2%	22.2%	9.0%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

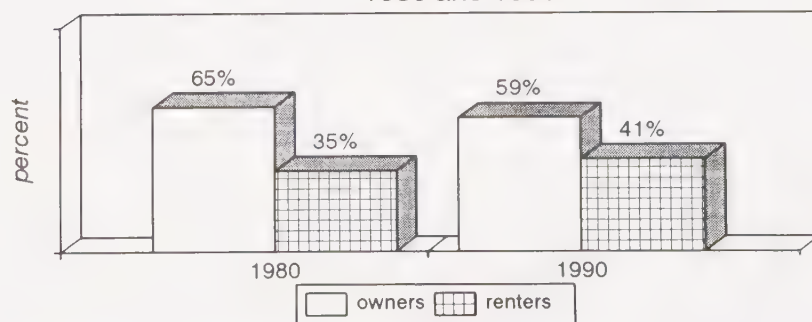
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
northridge	21.8%	29.8%	12.5%	18.5%	17.3%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure (ownership status)

owners/renters 1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

NORTHRIDGE – COMMUNITY PROFILE SOCIO/DEMOGRAPHICS

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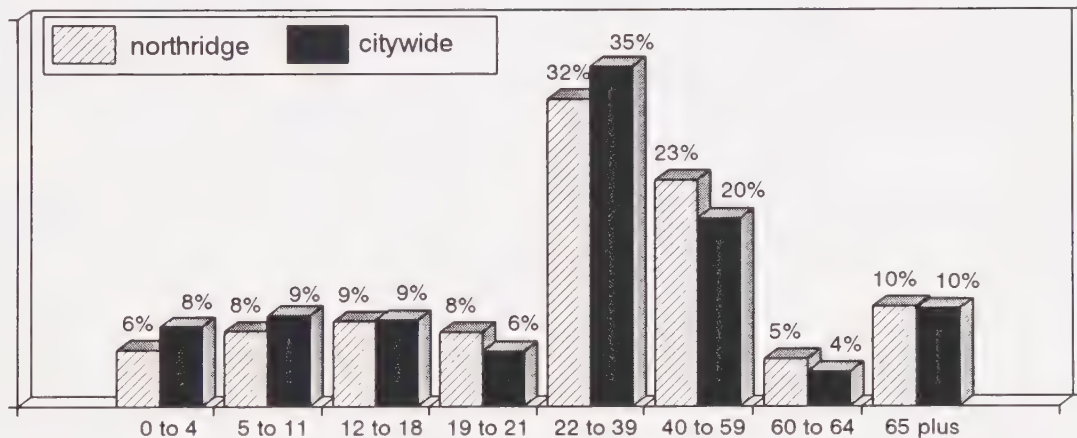
1990 census data;

<u>employment (percent) *</u>	
females employed	44.2%
males employed	55.8%
employment participation rate	70.5%
(citywide rate)	67.3%

<u>household income (1989) **</u>	
average	\$62,703
(citywide)	\$45,701
poverty (percent)	10.1%
(citywide)	18.9%

<u>education (percent) ***</u>	high school	beyond high school	college graduate
northridge	84.0%	65.4%	34.8%
citywide	67.0%	47.8%	23.0%

age of the
general
population

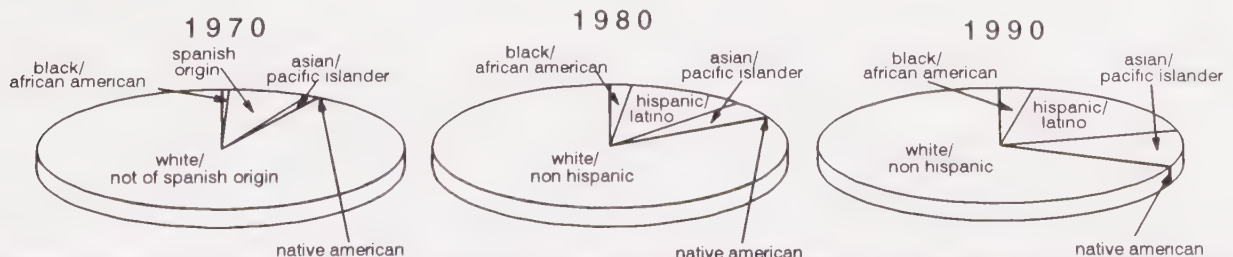


<u>language and citizenship (percent) ****</u>	foreign language spoken at home			foreign born
	spanish	asian	other language	
northridge	13.7%	6.9%	10.0%	29.5%
citywide	24.3%	6.0%	5.6%	44.9%

<u>means of transportation to work (percent) *****</u>	drive alone	vanpool/ carpool	public transit	other means
northridge	76.9%	11.5%	2.2%	9.3%
citywide	65.2%	15.4%	10.5%	10.5%

<u>head of household *****</u>	live alone	married with children	married no children	single parent	single non family
northridge	22.4%	26.1%	34.2%	6.8%	10.6%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

<u>race/ethnicity (percent) *****</u>	1970	1980	1990
asian/pacific islander	1.1%	4.4%	10.2%
black/african american	0.5%	1.9%	3.0%
hispanic/latino	7.1%	10.9%	18.0%
native american	0.1%	0.4%	0.3%
white-non hispanic	91.2%	82.4%	68.6%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

- * Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.
 - ** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population). Only persons 25 years or older are included in this calculation.
 - *** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).
 - **** Total workers 16 years of age or older. Includes military personnel.
 - ***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.
- † Previous definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

PALMS-MAR VISTA-DEL REY

The Palms-Mar Vista-Del Rey Community Planning Area is located on the westside of Los Angeles immediately east of the City of Santa Monica. Palms-Mar Vista-Del Rey is surrounded by the Sawtelle and Cheviot Hills regions of the West Los Angeles-Century City-Rancho Park Planning Area, Fox Hills, Westchester, Marina Del Rey, Venice, and the City of Santa Monica. The area is bisected by Culver City, generally along Washington Boulevard. The 405 Freeway intersects both the 10 and 90 Freeways within the boundaries of the Planning Area. Palms-Mar Vista-Del Rey lies about ten miles west of downtown and five miles north of International Airport. The driving distance to Westwood Village is approximately four miles.

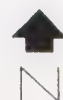
The total area of Palms-Mar Vista-Del Rey encompasses more than 5,250 acres (8 square miles) of land. Significant uses include; thirty six percent single family housing, seventeen percent multiple family housing, and eleven percent open space. About twenty five percent of all land is used for public streets and highways.

At 20.3 persons per gross acre, Palms-Mar Vista-Del Rey has the highest population density of all districts on the westside of Los Angeles.

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PALMS - MAR VISTA - DEL REY
GENERALIZED LAND USE



NOT TO SCALE

PALMS/MAR VISTA/DEL REY COMMUNITY PROFILE

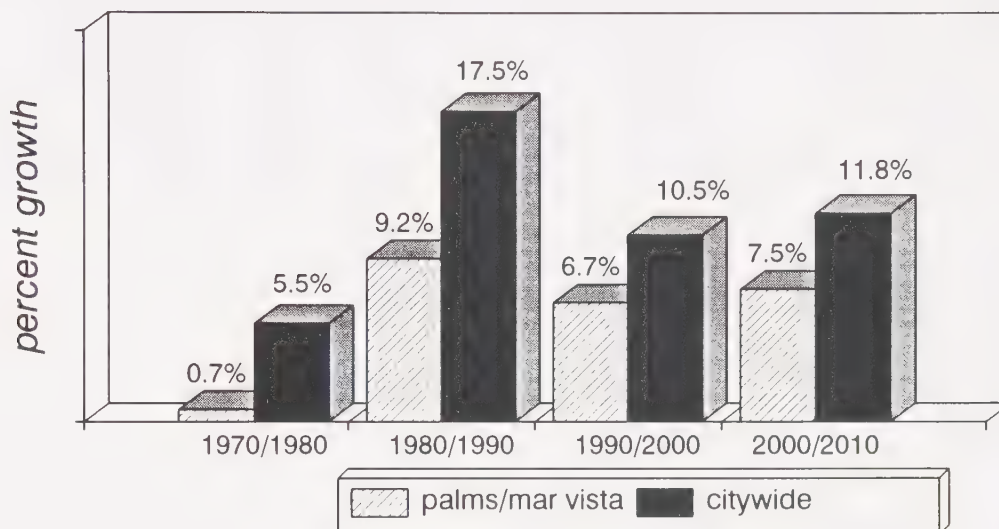
total population
palms/mar vista
citywide

estimated data (from U.S. Census)			projections (from SCAG) *	
1970	1980	1990	2000	2010
94346	94964	103707	110702	118981
2811801	2966850	3485398	3852993	4306564

growth rate
palms/mar vista
citywide

1970 to 1980	1980 to 1990	1990 to 2000	2000 to 2010
0.7%	9.2%	6.7%	7.5%
5.5%	17.5%	10.5%	11.8%

population growth rate comparison (includes group quarters population) **



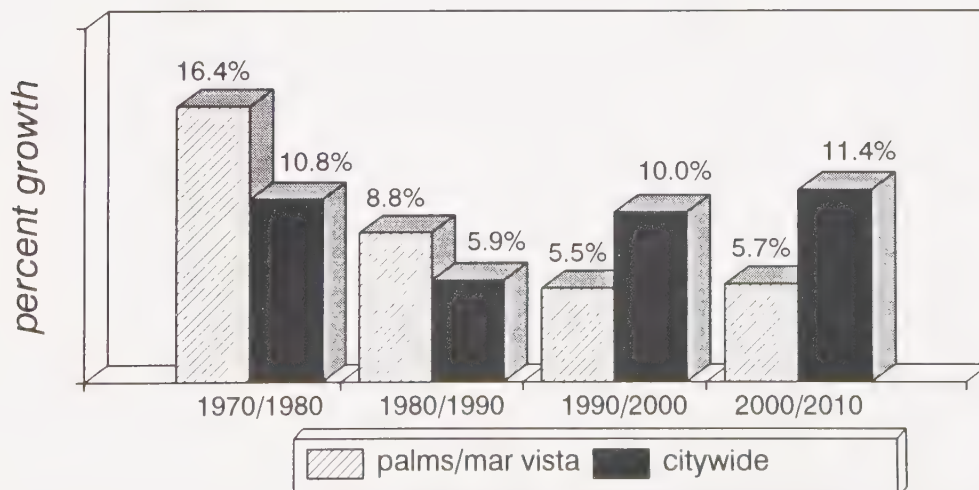
total households
palms/mar vista
citywide

1970	1980	1990	2000	2010
36214	42143	45844	48353	51121
1024873	1135491	1203052	1323882	1474514

growth rate
palms/mar vista
citywide

1970 to 1980	1980 to 1990	1990 to 2000	2000 to 2010
16.4%	8.8%	5.5%	5.7%
10.8%	5.9%	10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

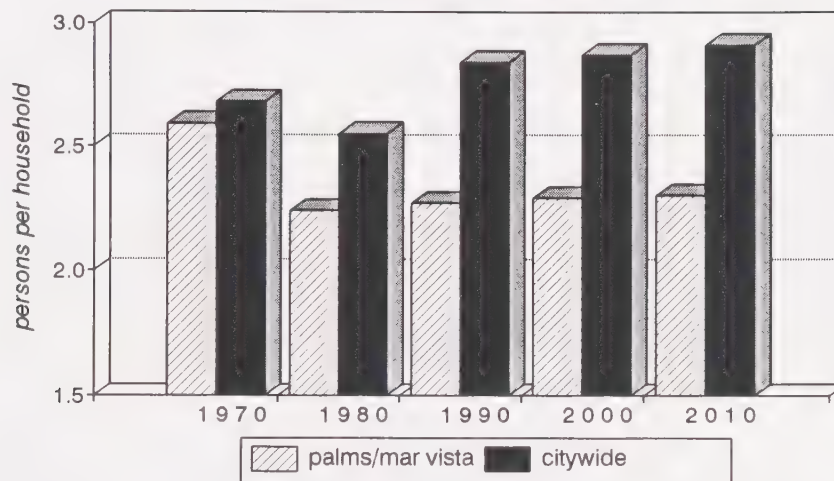
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
palms/mar vista	2.59	2.24	2.27	2.29	2.30
citywide	2.68	2.55	2.84	2.87	2.91

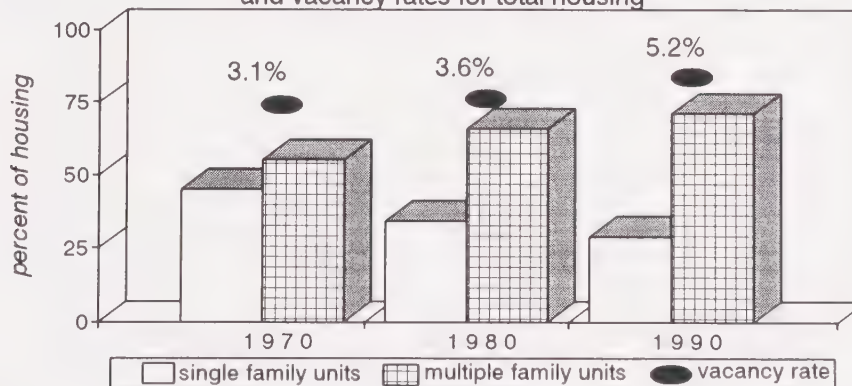
household size comparison

housing splits / vacancy factors **

(palms/mar vista only)

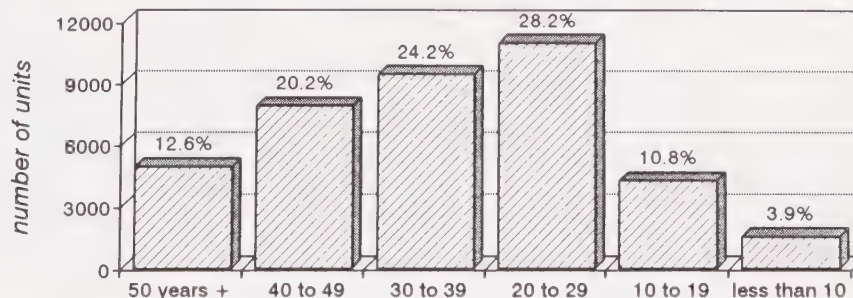
single family dwellings
multiple family dwellings
vacancy rate (total housing)

	1970	1980	1990
single family dwellings	45%	34%	29%
multiple family dwellings	55%	66%	71%
vacancy rate (total housing)	3.1%	3.6%	5.2%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housingage of housing as of 1994 ***

total dwellings in
palms/mar vista
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

PALMS/MAR VISTA – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

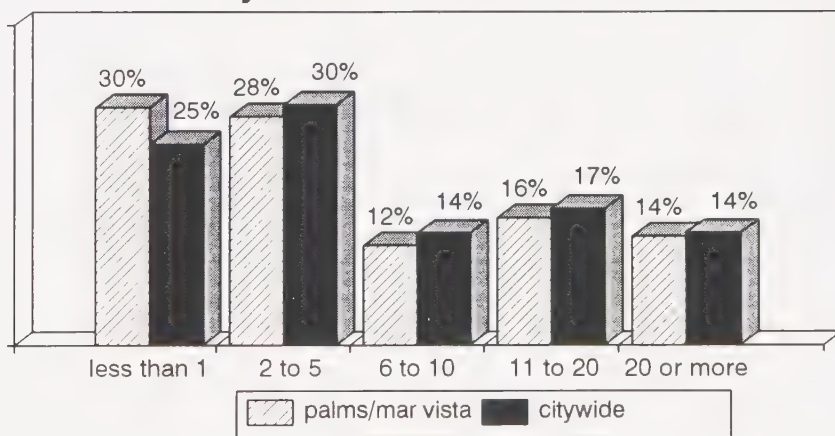
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	57.1%	19.5%	23.4%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
palms/mar vista	2.3%	6.9%	21.4%	53.6%	15.7%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
palms/mar vista	3.9%	16.8%	45.0%	22.8%	11.6%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

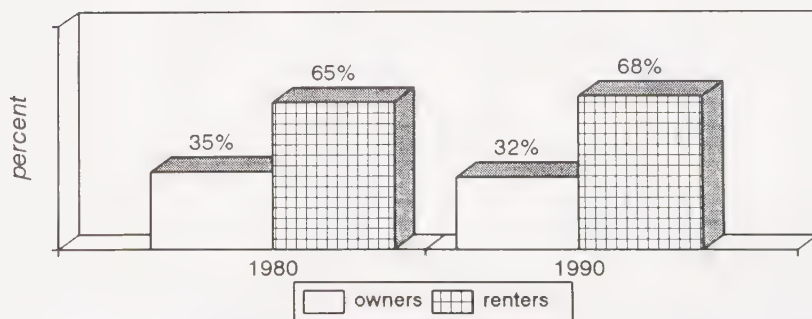
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
palms/mar vista	29.6%	28.5%	12.4%	15.9%	13.6%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure (ownership status)

owners/renters 1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.
 * Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.
 ** Describes length of time living at the same location. Owners and renters combined.

**PALMS/MAR VISTA – COMMUNITY PROFILE
SOCIO/DEMOGRAPHICS**

Page D.17.6

1990 census data;

employment (percent) *

females employed	46.6%
males employed	53.4%
employment participation rate	73.7%
(citywide rate)	67.3%

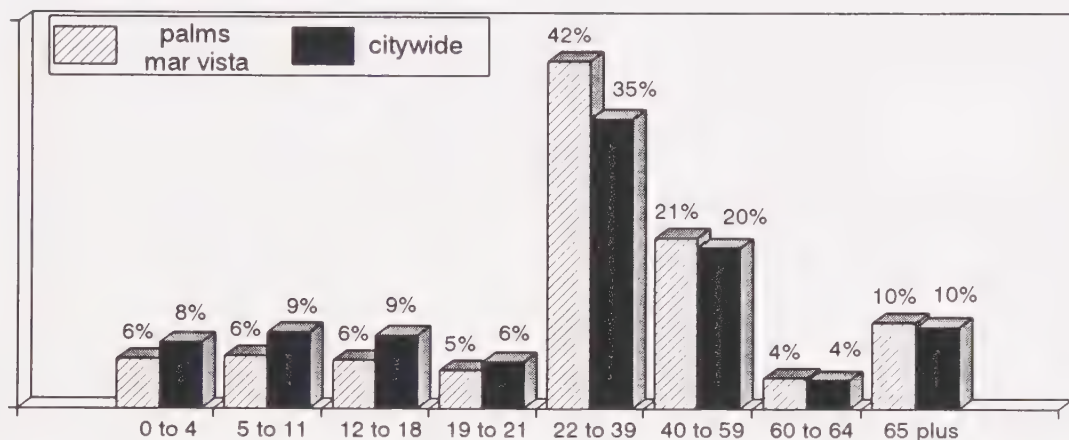
household income (1989) **

average	\$45,087
(citywide)	\$45,701
poverty (percent)	12.0%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
palms/mar vista	81.5%	64.0%	37.1%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	foreign language spoken at home	foreign born
	spanish asian other language	
palms/mar vista	19.1%	34.0%
citywide	24.3%	44.9%

means of transportation to work (percent) *****

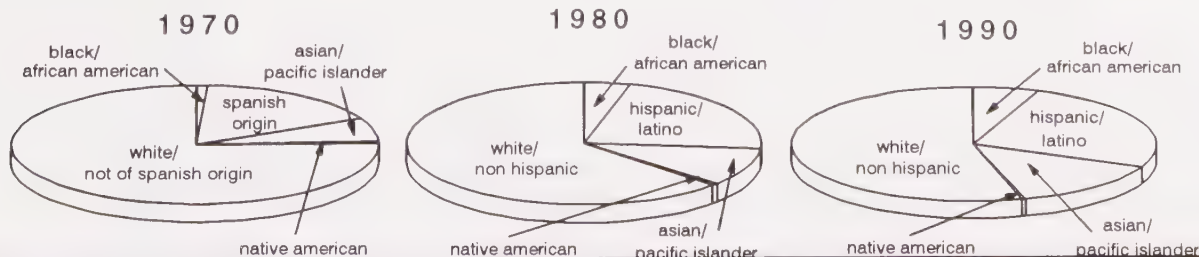
	drive alone	vanpool/carpool	public transit	other means
palms/mar vista	73.9%	12.7%	5.8%	7.6%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
palms/mar vista	38.3%	16.7%	23.6%	6.9%	14.4%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	6.4%	10.1%	14.0%
black/african american	0.9%	4.2%	5.8%
hispanic/latino	16.9%	22.3%	25.7%
native american	0.4%	0.6%	0.4%
white-non hispanic	75.4%	62.9%	54.1%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population). Only persons 25 years or older are included in this calculation.

*** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

**** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

RESEDA-WEST VAN NUYS

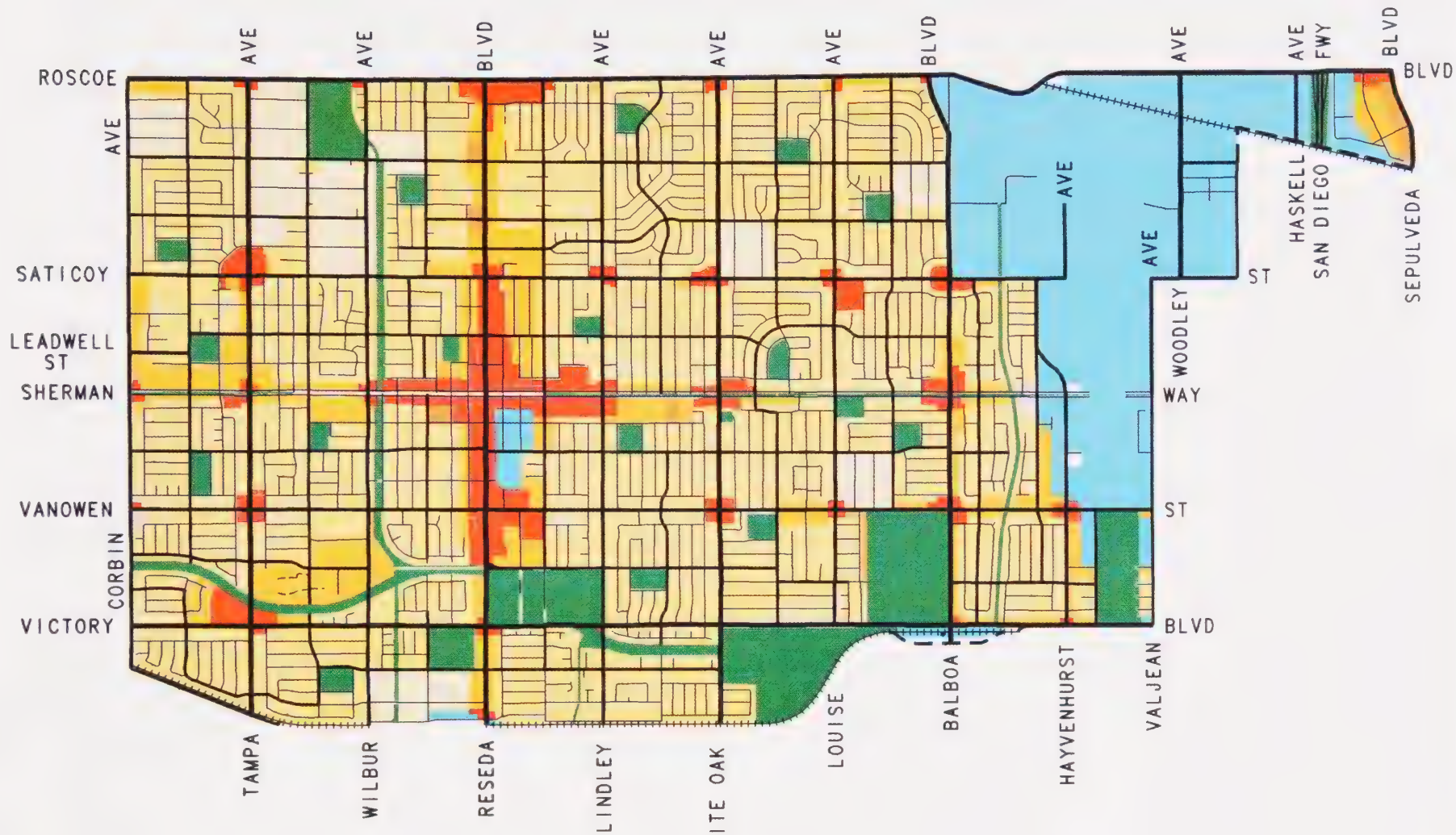
The Reseda-West Van Nuys Planning Area is located in the middle of the San Fernando Valley. It is surrounded by Northridge, North Hills, Panorama City, Van Nuys, Encino-Tarzana, and the Winnetka region of the Canoga Park-West Hills-Winnetka-Woodland Hills Community Planning Area. The area is the site of the Van Nuys Airport, Birmingham, Reseda, and Grover Cleveland High Schools, and the Van Nuys Golf Course. A City of Los Angeles administrative center is located at the intersection of Wilbur Avenue and Vanowen Street. Reseda-West Van Nuys is situated twenty miles northwest of downtown Los Angeles and nineteen miles north of International Airport. The driving distance to Westwood Village is about ten miles.

The total land area of Reseda-West Van Nuys is almost 12 square miles. Significant land uses include; forty five percent single family housing and fourteen percent industrial. About twenty one percent of the total area of 7,750 gross acres is used for public streets and highways. One third of the population resides in multiple family housing.

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RESEDA - WEST VAN NUYS GENERALIZED LAND USE



NOT TO SCALE

03/92

RESEDA/WEST VAN NUYS COMMUNITY PROFILE

total population

reseda
citywide

estimated data (from U.S. Census)

1970	1980	1990
78918	77035	89279
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
98516	109678
3852993	4306564

growth rate

reseda
citywide

1970 to 1980 1980 to 1990

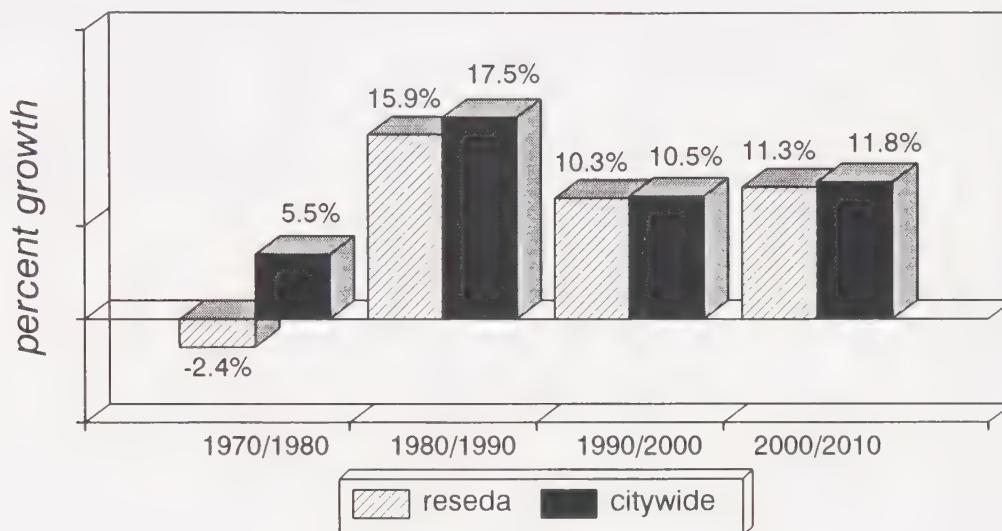
-2.4%	15.9%
5.5%	17.5%

1990 to 2000 2000 to 2010

10.3%	11.3%
10.5%	11.8%

population growth rate comparison

(includes group quarters population) **



total households

reseda
citywide

1970	1980	1990
24528	29969	31978
1024873	1135491	1203052

2000	2010
34082	37778
1323882	1474514

growth rate

reseda
citywide

1970 to 1980 1980 to 1990

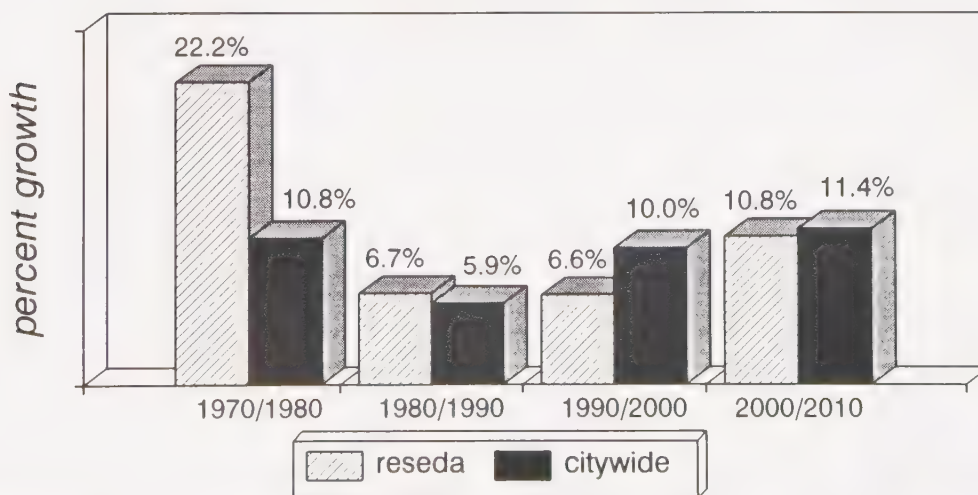
22.2%	6.7%
10.8%	5.9%

1990 to 2000 2000 to 2010

6.6%	10.8%
10.0%	11.4%

household growth rate comparison

(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

household size

(persons per dwelling unit) *

reseda
citywide

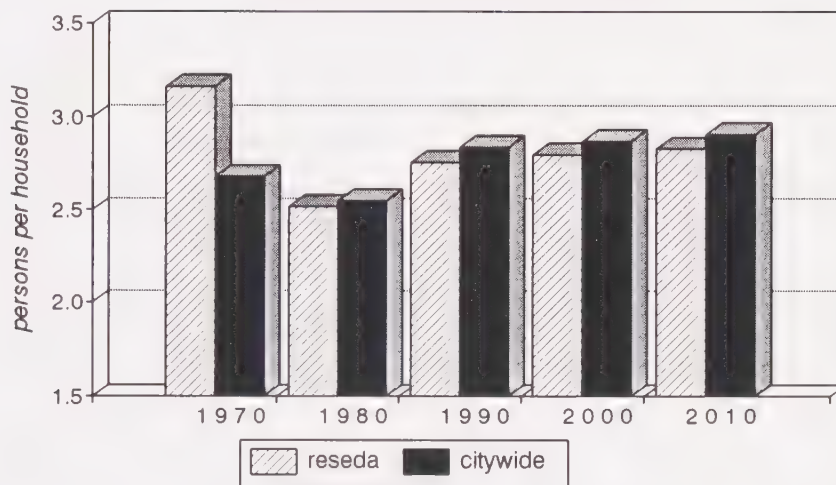
estimated data (from U.S. Census)

1970	1980	1990
3.16	2.52	2.76
2.68	2.55	2.84

projections (from SCAG)

2000	2010
2.80	2.83
2.87	2.91

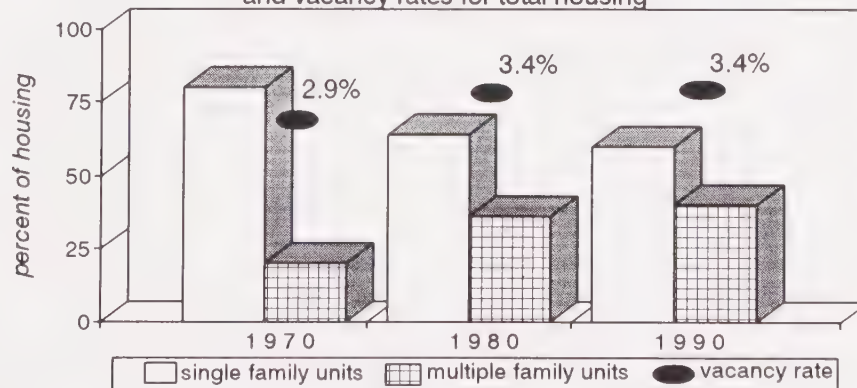
household size comparison

housing splits / vacancy factors **

(reseda only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

1970	1980	1990
80%	64%	60%
20%	36%	40%
2.9%	3.4%	3.4%

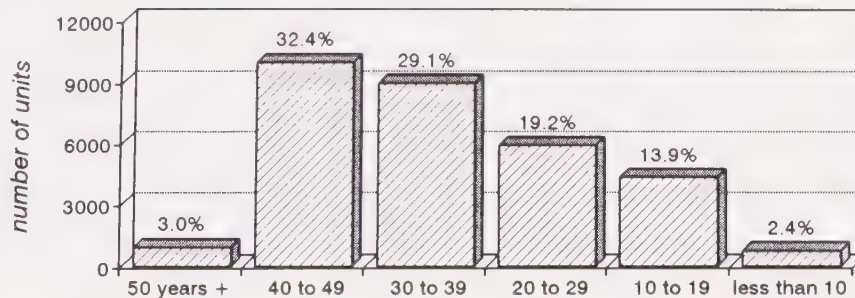
single family dwelling units, multiple family dwelling units,
and vacancy rates for total housingage of housing as of 1994 ***

total dwellings in

reseda

(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

RESEDA – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

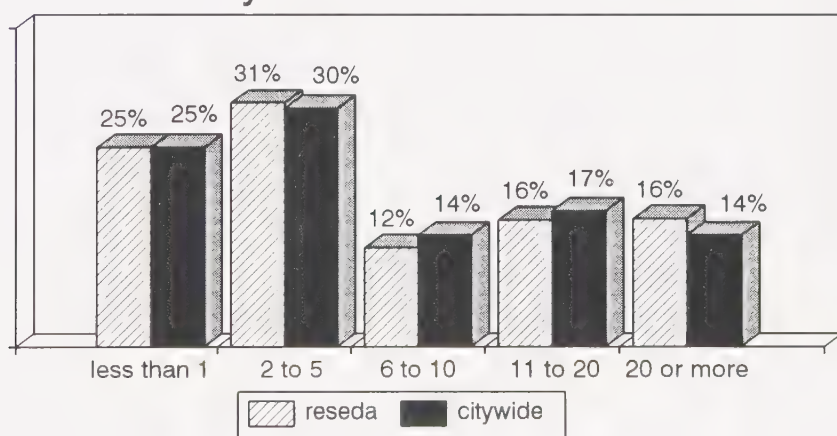
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	44.3%	21.9%	33.7%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
reseda	2.5%	39.0%	51.2%	6.9%	0.4%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
reseda	6.8%	17.0%	47.3%	18.7%	10.2%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

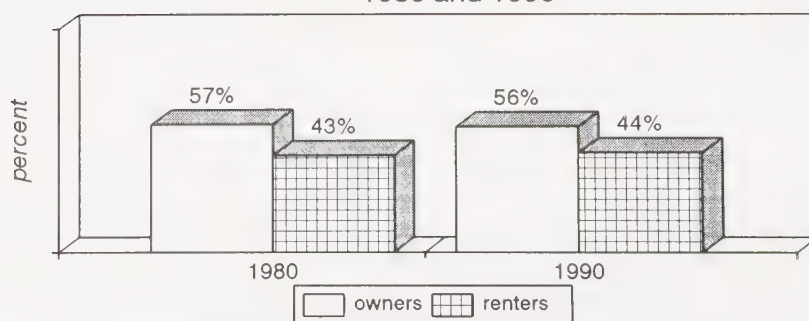
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
reseda	25.0%	30.6%	12.4%	15.9%	16.1%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

1990 census data;

employment (percent) *

females employed	43.0%
males employed	57.0%
employment participation rate	71.1%
(citywide rate)	67.3%

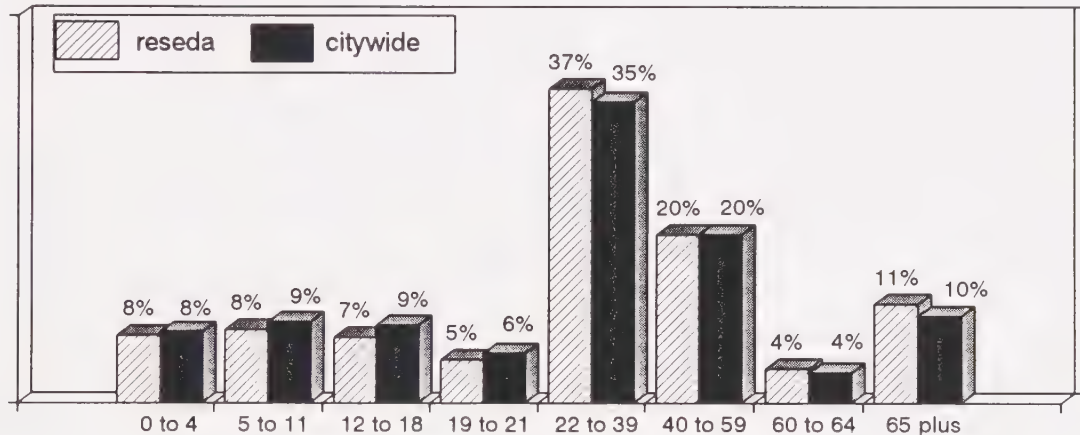
household income (1989) **

average	\$43,590
(citywide)	\$45,701
poverty (percent)	9.5%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
reseda	75.1%	50.1%	19.2%
citywide	67.0%	47.8%	23.0%

age of the
general
population



language and citizenship (percent) ****

reseda	20.8%	6.1%	12.2%	37.9%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

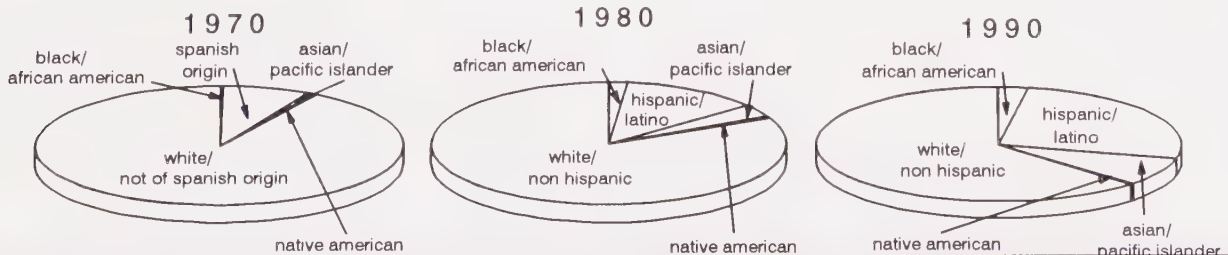
	drive alone	vanpool/carpool	public transit	other means
reseda	73.5%	15.7%	4.5%	6.3%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
reseda	27.2%	26.8%	26.7%	9.6%	9.7%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	0.6%	3.2%	8.0%
black/african american	0.1%	1.7%	2.6%
hispanic/latino	7.7%	12.6%	26.2%
native american	0.3%	0.7%	0.4%
white-non hispanic	91.3%	81.8%	62.7%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

SAN PEDRO

San Pedro, the southernmost Community Planning Area in the City is surrounded by Wilmington, the Port of Los Angeles, the City of Rancho Palos Verdes, Eastview, and the Pacific Ocean. The area is traversed, north to south by Gaffey Street and Western Avenue. The 110 (Harbor) Freeway terminates in San Pedro.

The district is the site of the Upper, Middle, and White Point Reservations of Fort MacArthur. The Middle Reservation houses the Fort MacArthur Military Museum and Angels Gate Park. Also situated in the area is San Pedro High School and the Point Fermin lighthouse and coastal observation area. A City of Los Angeles administrative center is located on Harbor Boulevard at 7th Street. The Palos Verdes Shores Golf Course and Capitol Canyon are also sited in the planning District.

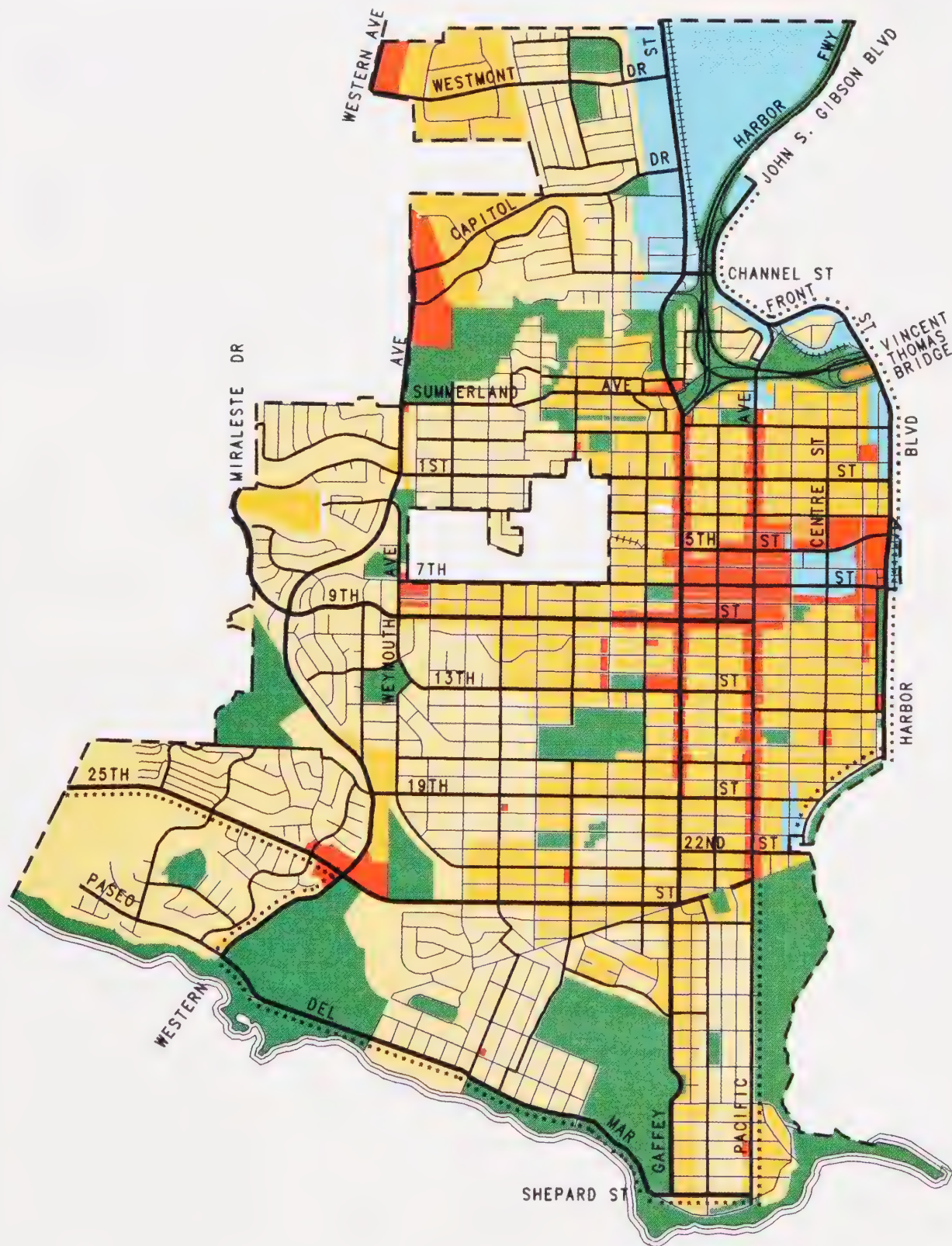
San Pedro is about twenty two miles south of downtown Los Angeles and sixteen miles south-southeast of Los Angeles International Airport. The straight line distance from Point Fermin to the northernmost part of the City (Sylmar) is forty five miles.

The total land area of the San Pedro Planning District is about eight square miles. Significant land uses include; twenty eight percent single family housing, nineteen percent multiple family housing, and sixteen percent for public non transportation uses. Approximately one fourth of the total area of 4,800 gross acres is dedicated to public streets and highways.

San Pedro, which houses about 70,000 persons has slightly more than 10 persons per gross acre of land. Fifty five percent of the population resides in multiple family housing.

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SAN PEDRO
GENERALIZED LAND USE



NOT TO SCALE

SAN PEDRO COMMUNITY PROFILE

total population

san pedro
citywide

estimated data (from U.S. Census)

1970	1980	1990
70249	62336	71970
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
79296	88927
3852993	4306564

growth rate

san pedro
citywide

1970 to 1980 1980 to 1990

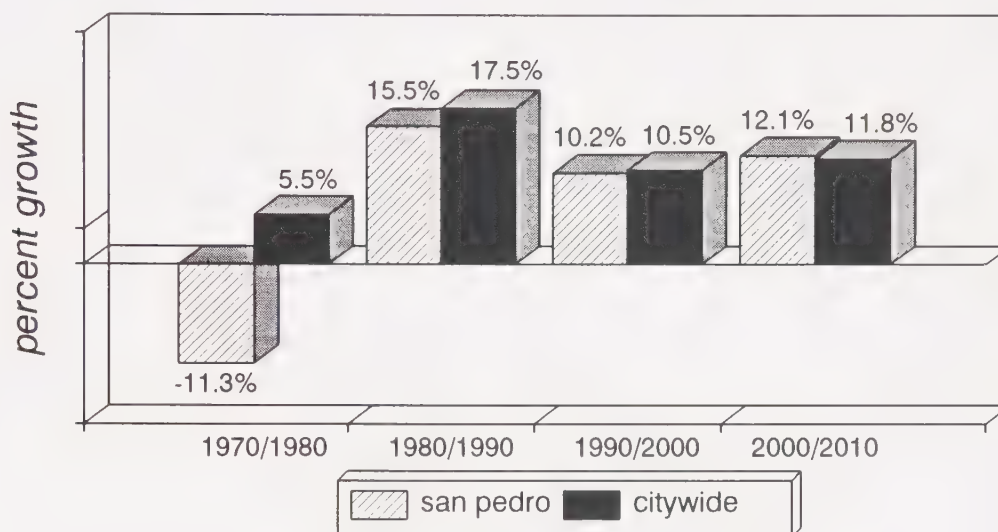
-11.3%	15.5%
5.5%	17.5%

1990 to 2000 2000 to 2010

10.2%	12.1%
10.5%	11.8%

population growth rate comparison

(includes group quarters population) **



total households

san pedro
citywide

1970	1980	1990
20804	23854	27198
1024873	1135491	1203052

2000	2010
29297	33580
1323882	1474514

growth rate

san pedro
citywide

1970 to 1980 1980 to 1990

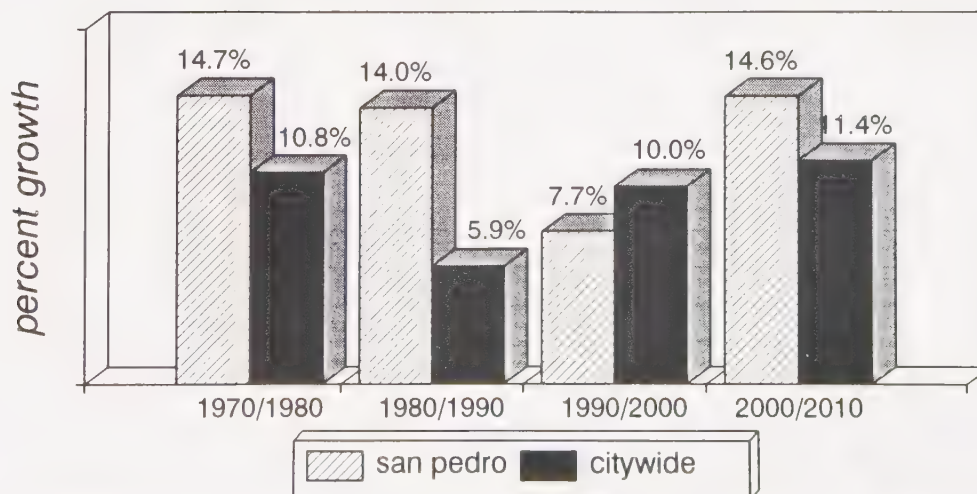
14.7%	14.0%
10.8%	5.9%

1990 to 2000 2000 to 2010

7.7%	14.6%
10.0%	11.4%

household growth rate comparison

(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

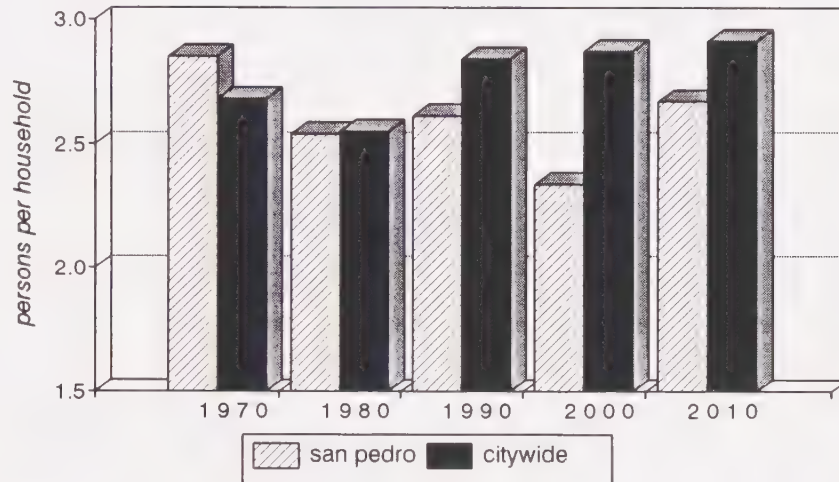
estimated data (from U.S. Census)

projections (from SCAG)

household size
(persons per dwelling unit) *

	1970	1980	1990	2000	2010
san pedro	2.85	2.54	2.61	2.64	2.67
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison



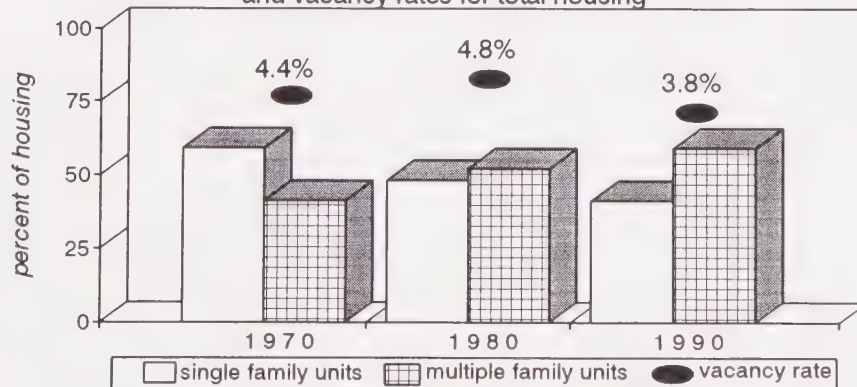
housing splits / vacancy factors **

(san pedro only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

	1970	1980	1990
single family dwellings	59%	48%	41%
multiple family dwellings	41%	52%	59%
vacancy rate (total housing)	4.4%	4.8%	3.8%

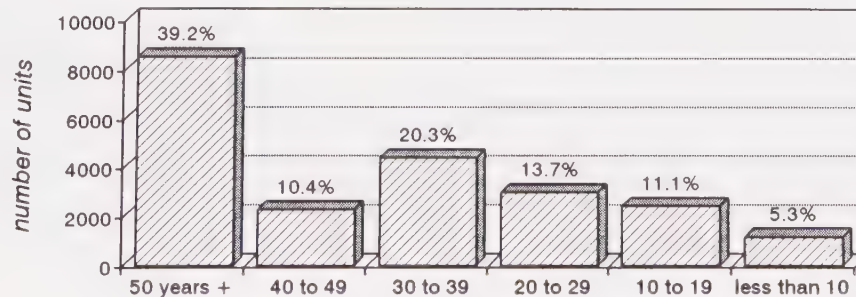
single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing



age of housing as of 1994 ***

total dwellings in
san pedro
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors (1994B) Land Use/Planning and Management Subsystem) file. File date is mid 1994.

SAN PEDRO – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

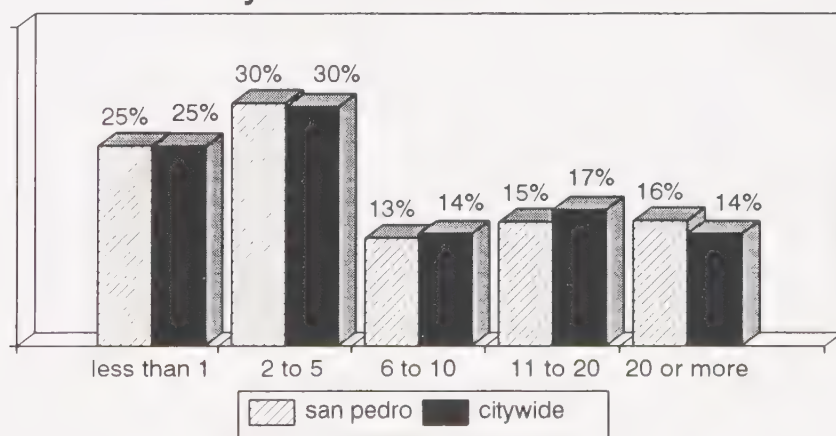
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	51.6%	22.3%	26.1%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
san pedro	3.3%	15.3%	30.0%	42.2%	9.2%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
san pedro	9.8%	25.4%	42.8%	15.5%	6.5%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

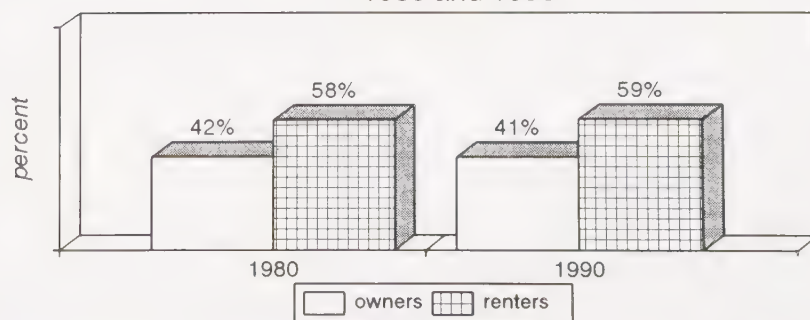
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
san pedro	25.1%	30.3%	13.4%	15.5%	15.7%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure (ownership status)

owners/renters 1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

SAN PEDRO – COMMUNITY PROFILE SOCIO/DEMOGRAPHICS

Page D.19.6

1990 census data;

employment (percent) *

females employed	45.9%
males employed	54.1%
employment participation rate	64.9%
(citywide rate)	67.3%

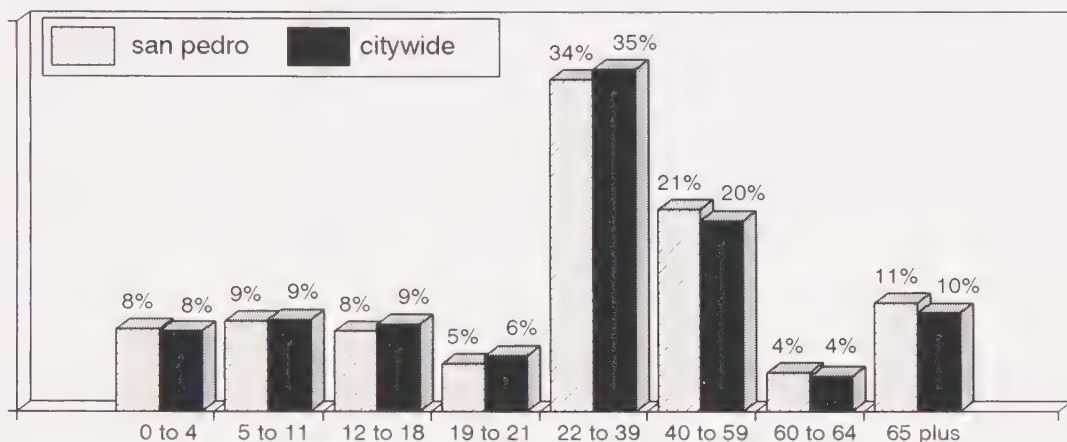
household income (1989) **

average	\$41,641
(citywide)	\$45,701
poverty (percent)	13.8%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
san pedro	73.0%	49.2%	20.3%
citywide	67.0%	47.8%	23.0%

age of the
general
population



language and citizenship (percent) ****

language and citizenship (percent) ****	foreign language spoken at home			foreign born
	spanish	asian	other language	
san pedro	23.0%	3.6%	9.8%	29.3%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

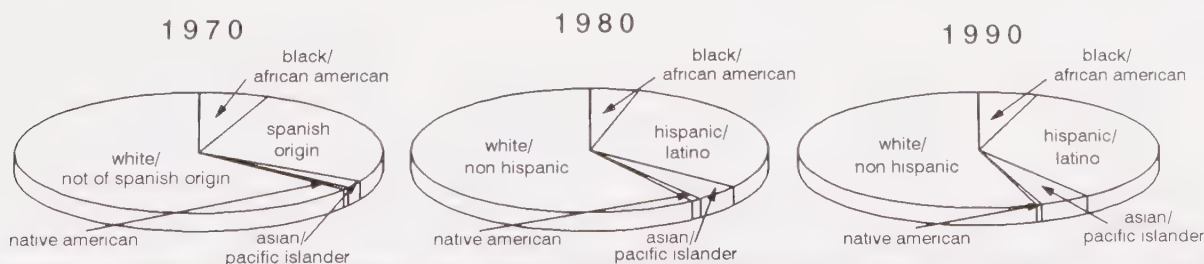
	drive alone	vanpool/ carpool	public transit	other means
san pedro	75.4%	13.7%	3.1%	7.8%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
san pedro	30.7%	24.7%	25.9%	11.0%	7.7%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	1.9%	4.3%	4.6%
black/african american	6.1%	4.4%	5.3%
hispanic/latino	27.0%	30.8%	34.6%
native american	0.6%	0.9%	0.5%
white-non hispanic	64.4%	59.7%	55.0%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population). Only persons 25 years or older are included in this calculation.

*** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

**** Total working 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household composition may change over time.

***** Census Bureau changed after 1970. Previously described as "spanish origin".

SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE

The Sherman Oaks-Studio City-Toluca Lake Planning Area is located in the southeastern quadrant of the San Fernando Valley immediately east of the City of Burbank and the Los Angeles County unincorporated area of Universal City. Sherman Oaks-Studio City-Toluca Lake lies amid Van Nuys-North Sherman Oaks, North Hollywood, the City of Burbank, the Hollywood Planning District, Beverly Crest-Bel Air, and Encino-Tarzana.

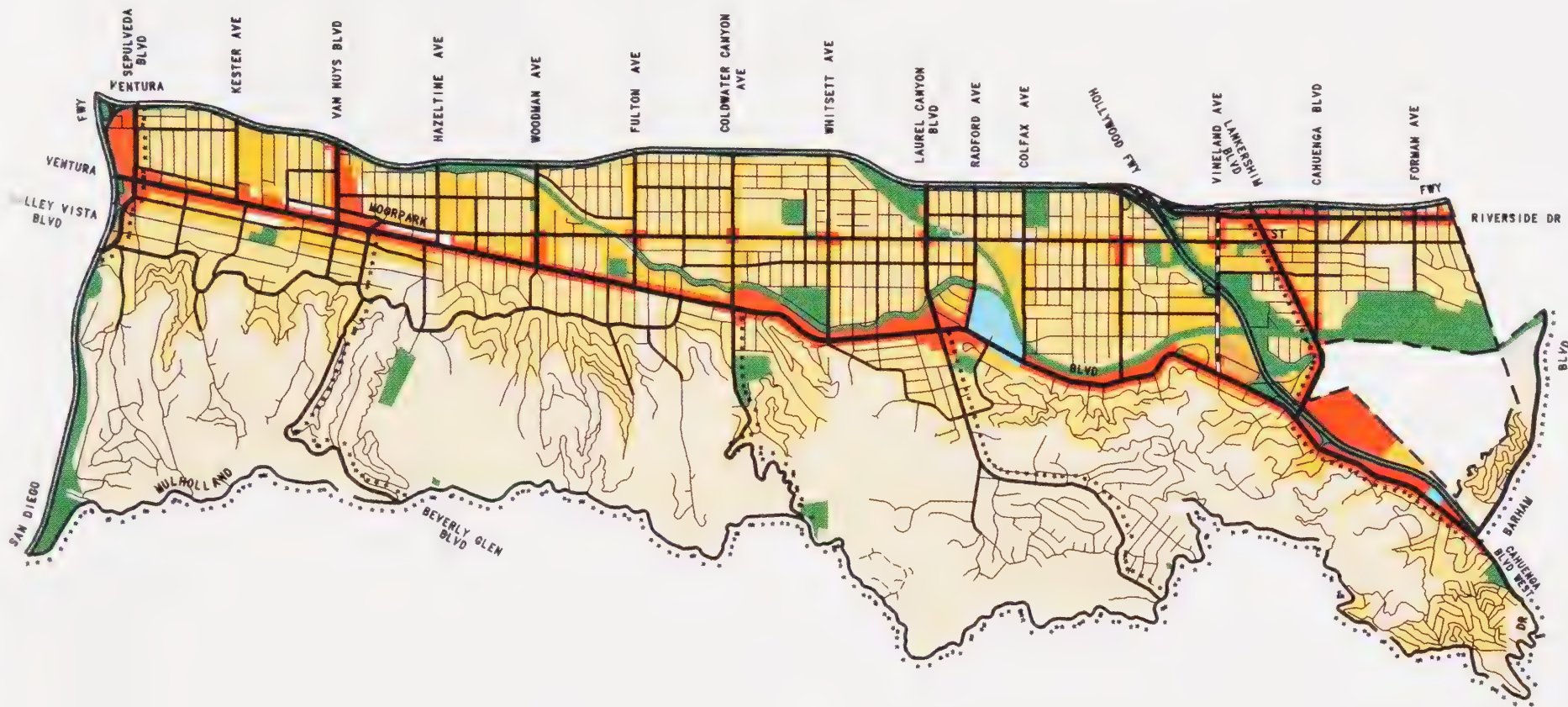
The area is the site of Toluca Lake and the Lakeside Country Club, as well as the CBS Studio Center, Sherman Oaks Galleria, and the Studio City Golf Course. It is also the locale of both the 101/170 and 101/405 freeway interchanges. The area lies about thirteen miles northwest of downtown Los Angeles and slightly over five miles from Westwood Village.

The total land area of Sherman Oaks-Studio City-Toluca Lake encompasses more than 8,750 acres (14 square miles). Significant uses include sixty three percent for single family housing. About sixteen percent of the land area is used for public streets and highways. Although the residential areas are predominantly in single family usage, more than half of the districts resident population of 69,000 persons live in multiple family dwelling units.

Sherman Oaks-Studio City-Toluca Lake is in the lower third of all planning districts in terms of population density with 8.0 persons per gross acre. Average household incomes are second highest in the San Fernando Valley and fifth highest citywide. Household sizes are among the lowest in the entire City with only 1.9 persons per occupied dwelling unit.

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SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE
GENERALIZED LAND USE



NOT TO SCALE

SHERMAN OAKS/STUDIO CITY/TOLUCA LAKE

COMMUNITY PROFILE

total population
sherman oaks
citywide

estimated data (from U.S. Census)

1970	1980	1990
68660	64392	68221
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
76407	86863
3852993	4306564

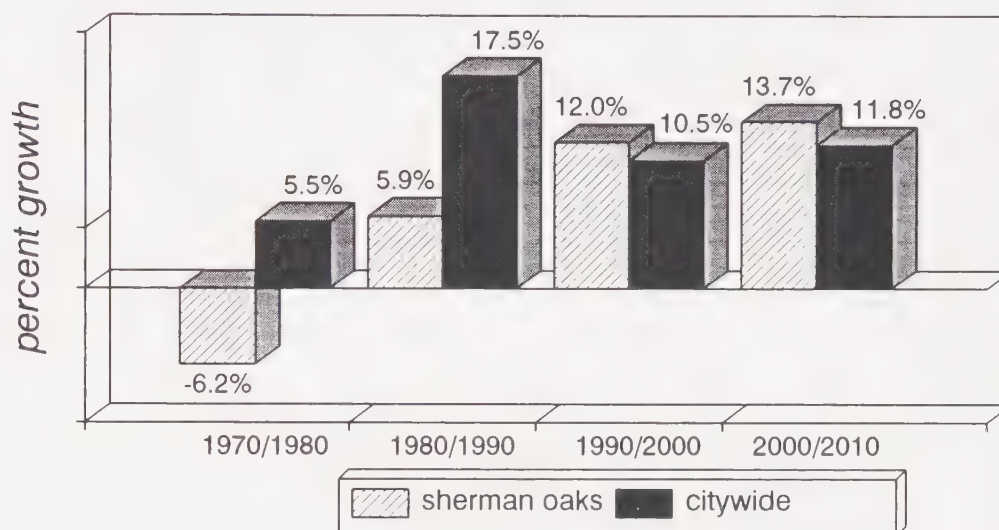
growth rate
sherman oaks
citywide

1970 to 1980	1980 to 1990
-6.2%	5.9%
5.5%	17.5%

1990 to 2000	2000 to 2010
12.0%	13.7%
10.5%	11.8%

population growth rate comparison

(includes group quarters population) **



total households
sherman oaks
citywide

1970	1980	1990
29824	32450	35490
1024873	1135491	1203052

2000	2010
39174	45090
1323882	1474514

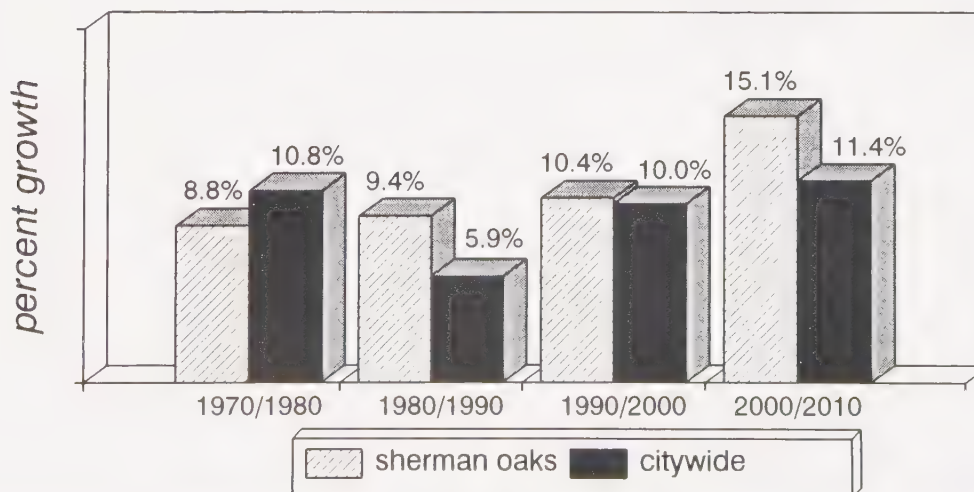
growth rate
sherman oaks
citywide

1970 to 1980	1980 to 1990
8.8%	9.4%
10.8%	5.9%

1990 to 2000	2000 to 2010
10.4%	15.1%
10.0%	11.4%

household growth rate comparison

(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

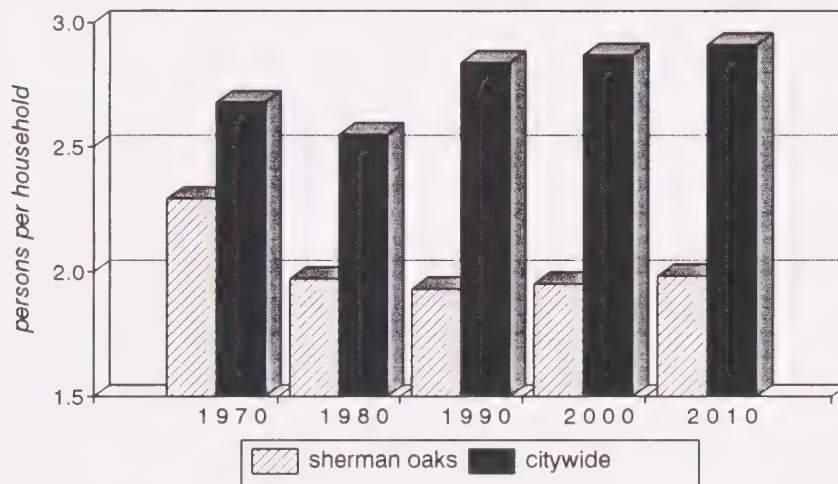
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
sherman oaks	2.29	1.97	1.93	1.95	1.98
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison



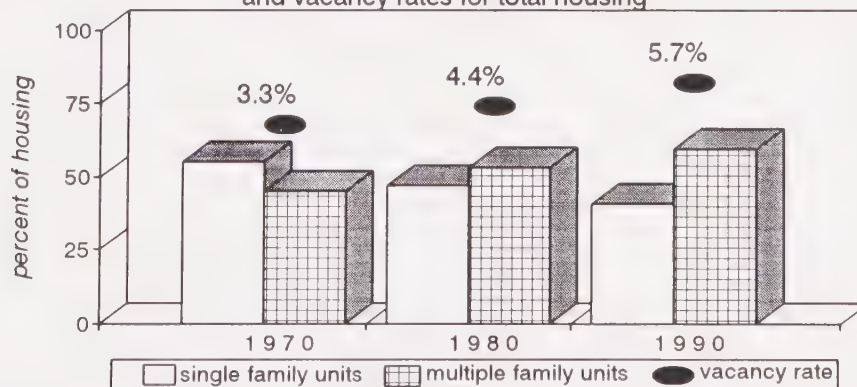
housing splits / vacancy factors **

(sherman oaks only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

	1970	1980	1990
single family dwellings	55%	47%	40%
multiple family dwellings	45%	53%	60%
vacancy rate (total housing)	3.3%	4.4%	5.7%

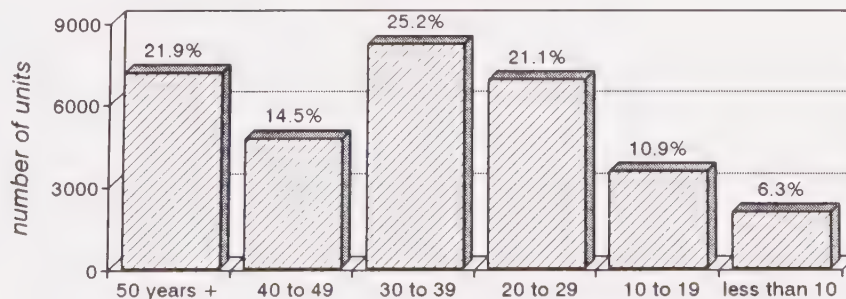
single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing



age of housing as of 1994 ***

total dwellings in
sherman oaks
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

SHERMAN OAKS – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

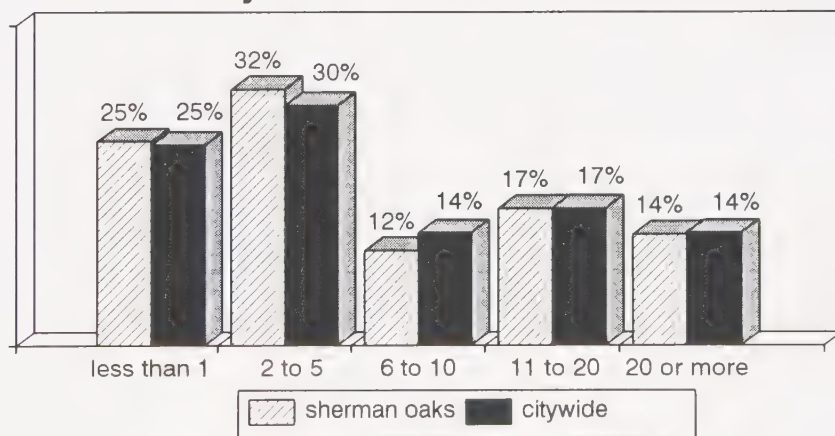
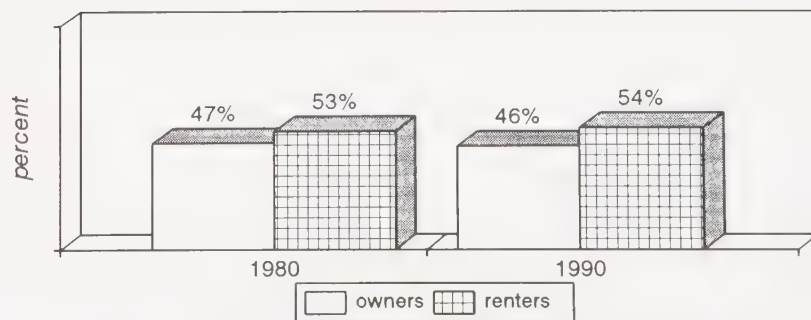
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	50.0%	19.6%	30.4%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
sherman oaks	0.9%	4.3%	12.9%	38.7%	43.1%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
sherman oaks	1.6%	12.0%	45.0%	24.5%	16.8%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
sherman oaks	25.4%	32.0%	11.8%	17.0%	13.8%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address

residential tenure
(ownership status)owners/renters
1980 and 1990

NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.
 * Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.
 ** Describes length of time living at the same location. Owners and renters combined.

**SHERMAN OAKS – COMMUNITY PROFILE
SOCIO/DEMOGRAPHICS**

Page D.20.6

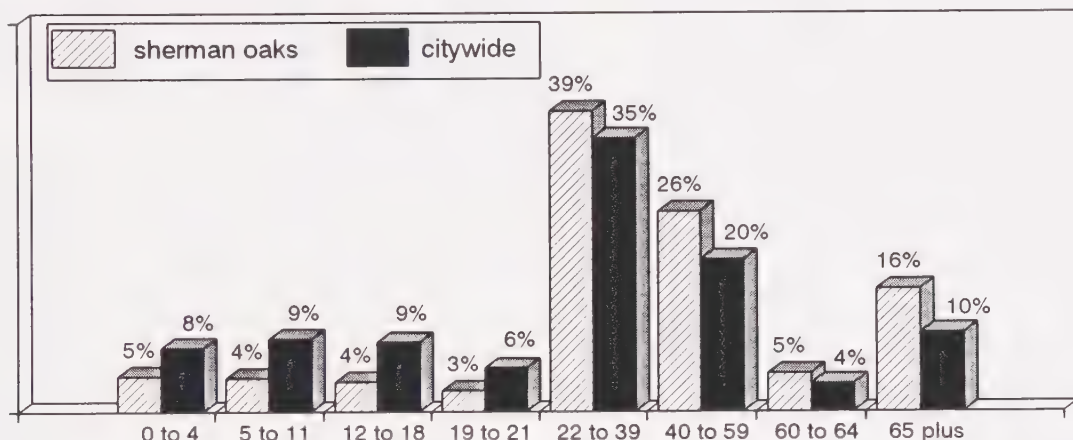
1990 census data;

<u>employment (percent) *</u>	
females employed	46.3%
males employed	53.7%
employment participation rate	73.9%
(citywide rate)	67.3%

<u>household income (1989) **</u>	
average	\$70,418
(citywide)	\$45,701
poverty (percent)	6.0%
(citywide)	18.9%

<u>education (percent) ***</u>	high school	beyond high school	college graduate
sherman oaks	91.3%	75.5%	42.0%
citywide	67.0%	47.8%	23.0%

**age of the
general
population**

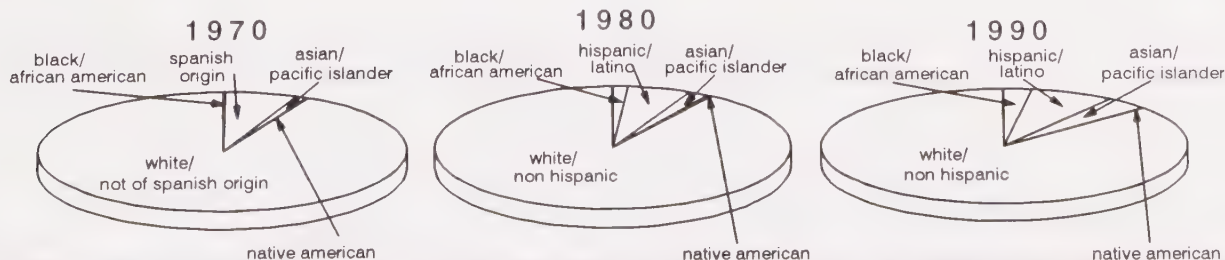


<u>language and citizenship (percent) ****</u>	foreign language spoken at home			foreign born
	spanish	asian	other language	
sherman oaks	5.7%	1.9%	11.5%	20.2%
citywide	24.3%	6.0%	5.6%	44.9%

<u>means of transportation to work (percent) *****</u>	drive alone	vanpool/ carpool	public transit	other means
sherman oaks	80.1%	7.4%	2.7%	9.7%
citywide	65.2%	15.4%	10.5%	10.5%

<u>head of household *****</u>	live alone	married with children	married no children	single parent	single non family
sherman oaks	44.4%	11.8%	26.2%	4.1%	13.4%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

<u>race/ethnicity (percent) *****</u>	1970	1980	1990
asian/pacific islander	1.0%	1.9%	3.7%
black/african american	0.1%	1.4%	2.5%
hispanic/latino	6.4%	5.7%	7.4%
native american	0.2%	0.4%	0.3%
white-non hispanic	92.4%	90.6%	86.2%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

SILVERLAKE-ECHO PARK

The Silverlake-Echo Park Community Plan Area lies adjacent to downtown and Chinatown. Other surrounding communities include: Atwater Village, Mount Washington, and Lincoln Heights in the Northeast Community District Plan; Westlake; Wilshire; and Los Feliz and East Hollywood in the Hollywood Community Planning Area. Silverlake-Echo Park is the locale of Dodger Stadium, Elysian Park, Echo Park, and Silverlake Reservoir. It is also the site of Angelino Heights, the largest concentration of Victorian era houses in Los Angeles.

The total land area is comprised of slightly over 4,500 acres (7 square miles) of land. Significant land uses include: twenty eight percent multiple family housing, fourteen percent single family housing, twenty three percent streets and highways, and twenty eight percent open space. The ratio of multiple family housing to single family housing is about 2 to 1. Silverlake- Echo Park is in the highest third of the city's planning districts in terms of population density.

Like Hollywood, the Silverlake-Echo Park area is the home of many immigrants. More than half of the community district's residents 18 years of age or older are foreign born and speak a language other than English at home.

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SILVERLAKE - ECHO PARK
GENERALIZED LAND USE



SILVERLAKE/ECHO PARK COMMUNITY PROFILE

total population
silverlake
citywide

estimated data (from U.S. Census)		
1970	1980	1990
66557	76054	79097
2811801	2966850	3485398

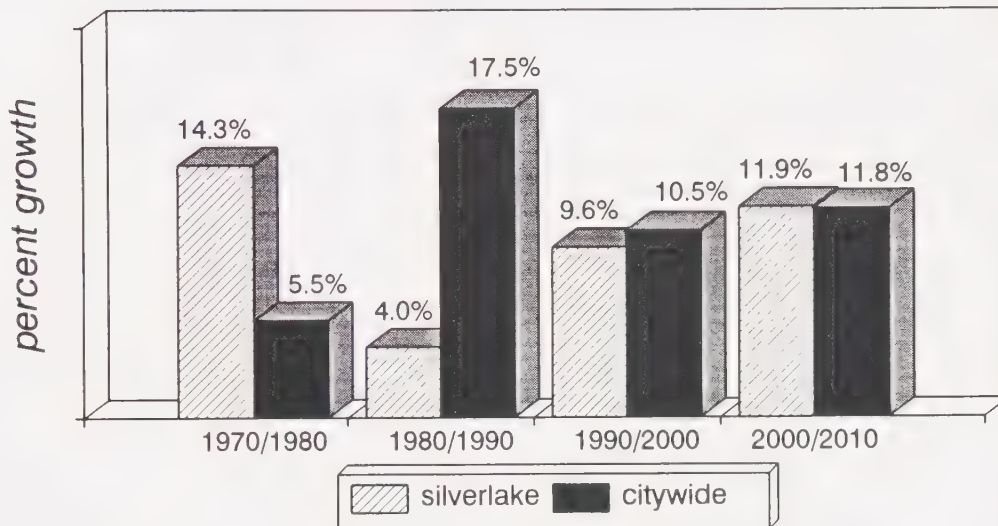
projections (from SCAG) *	
2000	2010
86716	97048
3852993	4306564

growth rate
silverlake
citywide

1970 to 1980	1980 to 1990
14.3%	4.0%
5.5%	17.5%

1990 to 2000	2000 to 2010
9.6%	11.9%
10.5%	11.8%

population growth rate comparison (includes group quarters population) **



total households
silverlake
citywide

1970	1980	1990
26430	27663	26385
1024873	1135491	1203052

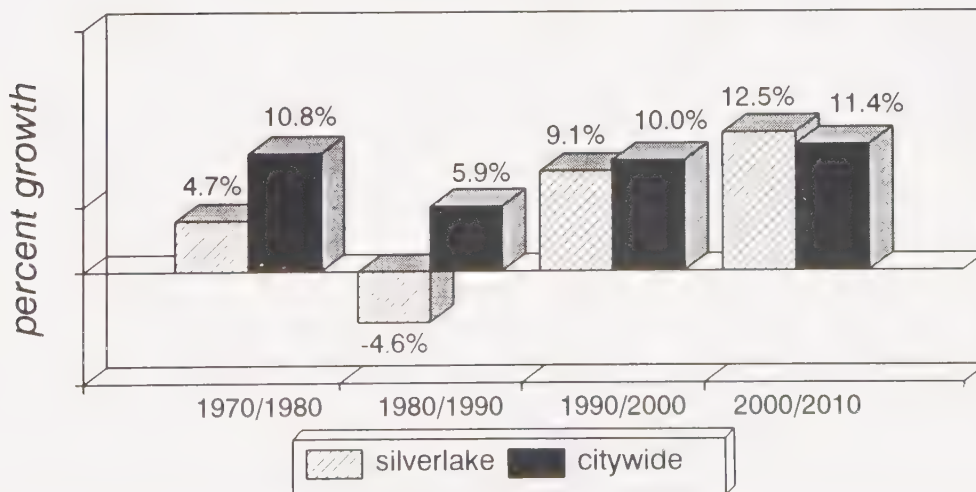
2000	2010
28777	32376
1323882	1474514

growth rate
silverlake
citywide

1970 to 1980	1980 to 1990
4.7%	-4.6%
10.8%	5.9%

1990 to 2000	2000 to 2010
9.1%	12.5%
10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

household size

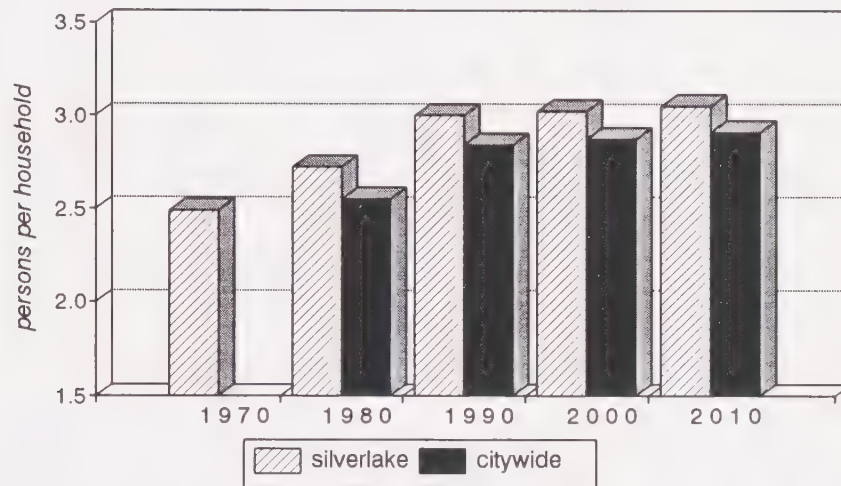
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
silverlake	2.49	2.72	3.00	3.02	3.05
citywide	2.68	2.55	2.84	2.87	2.91

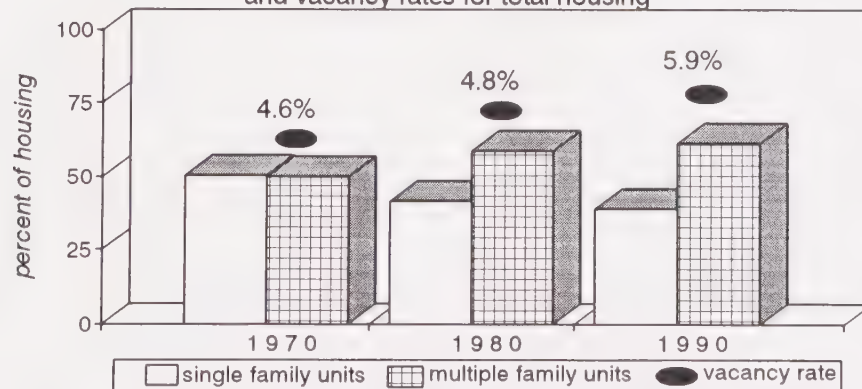
household size comparison

housing splits / vacancy factors **

(silverlake only)

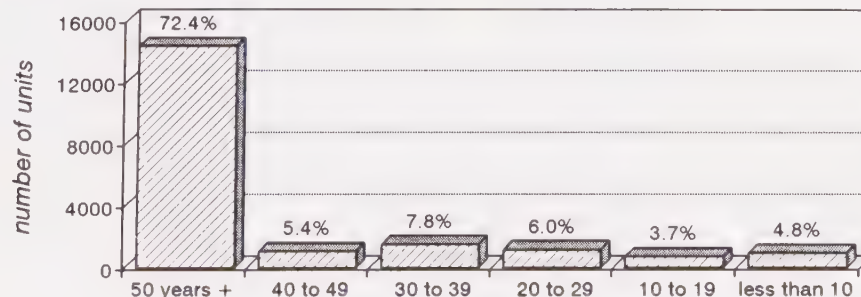
single family dwellings
multiple family dwellings
vacancy rate (total housing)

	1970	1980	1990
single family dwellings	50%	41%	39%
multiple family dwellings	50%	59%	61%
vacancy rate (total housing)	4.6%	4.8%	5.9%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housingage of housing as of 1994 ***

total dwellings in
silverlake
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors Management Subsystem) file. File date is mid 1994.

SILVERLAKE – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

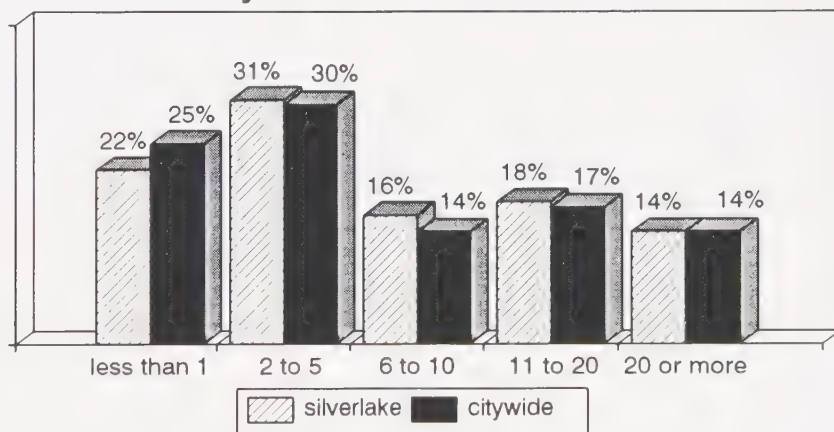
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	54.9%	18.8%	26.4%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
silverlake	10.1%	34.9%	26.9%	20.8%	7.2%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
silverlake	12.6%	42.3%	35.2%	7.0%	2.8%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

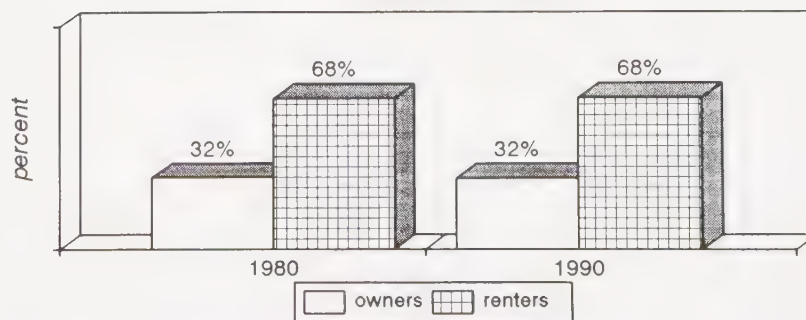
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
silverlake	21.8%	30.6%	16.0%	17.7%	14.0%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure (ownership status)

owners/renters 1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

SILVERLAKE – COMMUNITY PROFILE

SOCIO/DEMOGRAPHICS

Page D.21.6

1990 census data;

employment (percent) *

females employed	40.6%
males employed	59.4%
employment participation rate	67.8%
(citywide rate)	67.3%

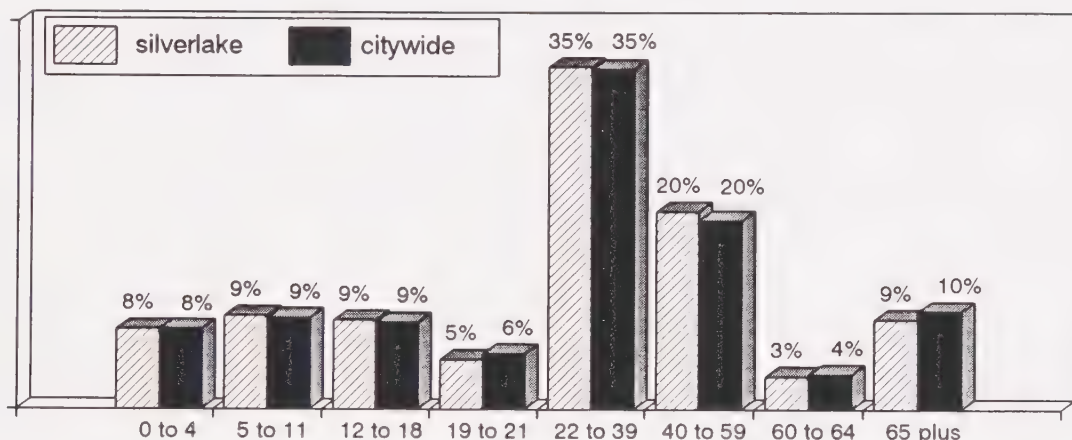
household income (1989) **

average	\$37,068
(citywide)	\$45,701
poverty (percent)	20.6%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
silverlake	59.6%	43.9%	23.2%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

language and citizenship (percent) ****	foreign language spoken at home			foreign born
	spanish	asian	other language	
silverlake	44.7%	22.4%	2.5%	62.9%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

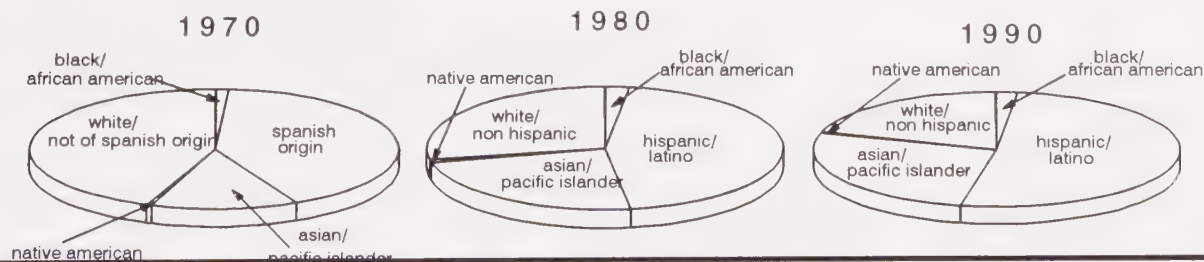
	drive alone	vanpool/ carpool	public transit	other means
silverlake	58.0%	17.0%	17.1%	7.9%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
silverlake	30.5%	26.5%	18.2%	12.9%	11.9%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	12.8%	23.6%	26.6%
black/african american	1.0%	2.1%	1.9%
hispanic/latino	41.7%	45.6%	51.3%
native american	0.4%	0.6%	0.3%
white-non hispanic	44.0%	28.1%	19.9%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Total persons in household as representing the household in response to census questionnaire. Household size does not equal number of persons or families.

***** Hispanic/latino persons changed after 1970. Previously described as "spanish origin".

SOUTH CENTRAL LOS ANGELES

The South Central Los Angeles Planning Area is comprised of the Adams, Exposition, and South Vermont neighborhoods. Like Southeast Los Angeles, the area is an oblong shaped region located from three miles, at its closest point, to ten miles south and west of downtown Los Angeles.

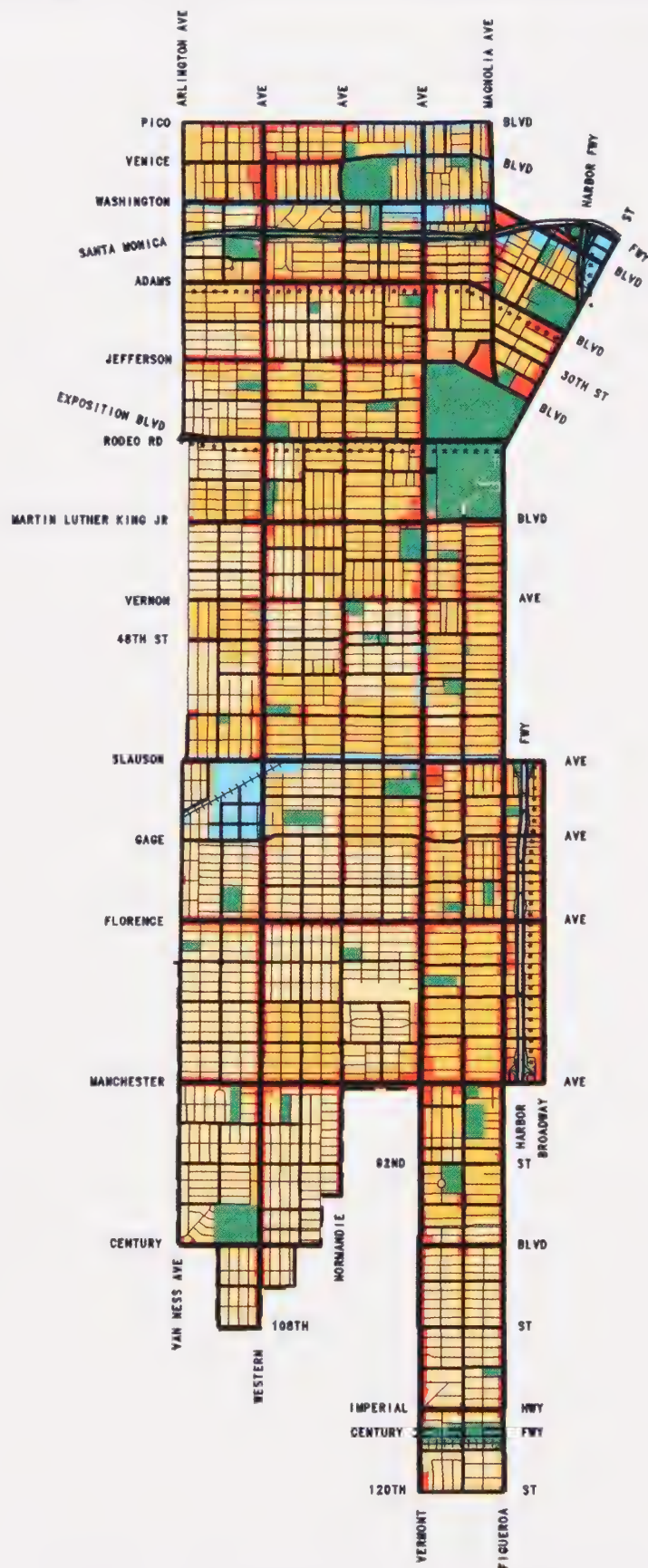
The planning area is surrounded by Wilshire, Westlake, Southeast Los Angeles, the County unincorporated region of Athens Park, the City of Hawthorne, the City of Inglewood, Hyde Park, Liemert Park, and West Adams. South Central Los Angeles is the locale of the University of Southern California, the Jack Thompson Golf Course and Jesse Owens Park, and Loyola High School. Also, South Central is the site of a portion of the elevated Metro Green Line.

Exposition Park is located in the district as well. This area is the site of the Los Angeles Memorial Coliseum, the Los Angeles Sports Arena, and the Los Angeles Swim Stadium. The Los Angeles County Natural History Museum, the Aerospace Museum, and the California Museum of Science and Industry are all situated in Exposition Park. The 1932 and 1984 Olympic Games were staged at the Coliseum with additional events taking place in both the Sports Arena and the Swim Stadium.

The total area covers almost 10,000 acres (15 square miles). Multiple family housing uses cover thirty one percent of the total land area, whereas single family uses cover twenty one percent. About twenty nine percent of all land in the area is used for public streets and highways.

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SOUTH CENTRAL LOS ANGELES GENERALIZED LAND USE



NOT TO SCALE

SOUTH CENTRAL LOS ANGELES COMMUNITY PROFILE

total population

south central los angeles
citywide

estimated data (from U.S. Census)

1970	1980	1990
219561	220971	257469
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
283172	314900
3852993	4306564

growth rate

south central los angeles
citywide

1970 to 1980 1980 to 1990

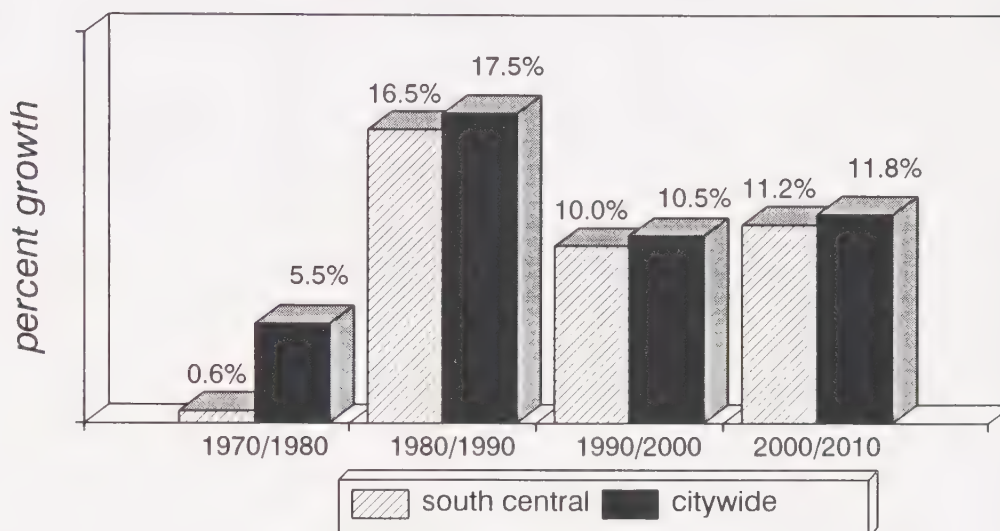
0.6% 16.5%
5.5% 17.5%

1990 to 2000 2000 to 2010

10.0% 11.2%
10.5% 11.8%

population growth rate comparison

(includes group quarters population) **

**total households**

south central los angeles
citywide

1970
75105
1024873

1980
73837
1135491

1990
75433
1203052

2000
83096
1323882

2010
91881
1474514

growth rate

south central los angeles
citywide

1970 to 1980 1980 to 1990

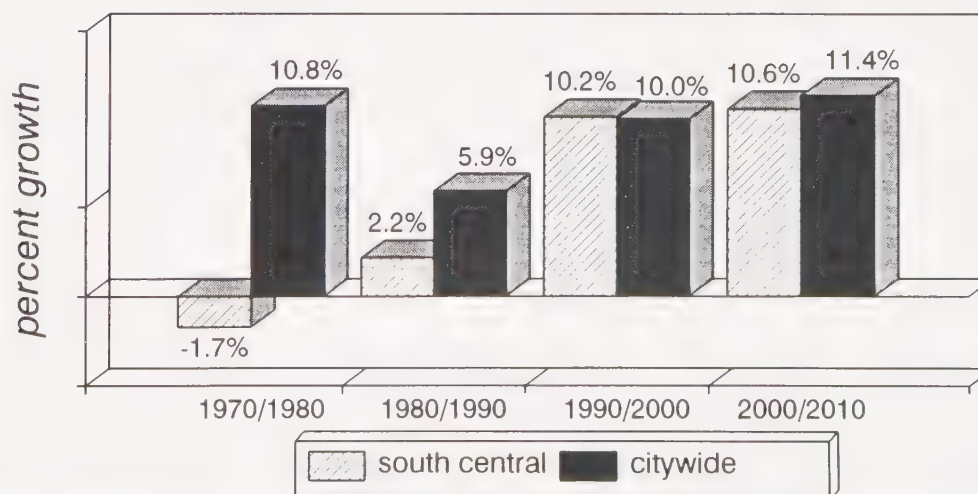
-1.7% 2.2%
10.8% 5.9%

1990 to 2000 2000 to 2010

10.2% 10.6%
10.0% 11.4%

household growth rate comparison

(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

household size

(persons per dwelling unit) *

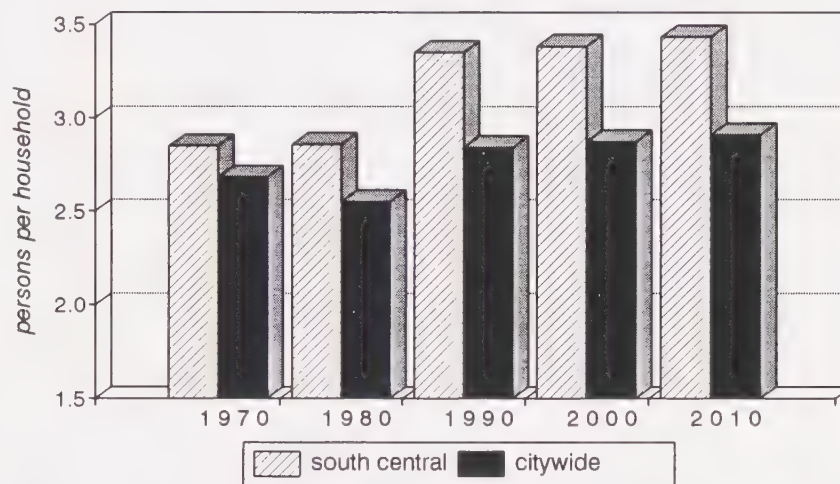
south central los angeles
citywide

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
south central	2.85	2.86	3.35	3.38	3.43
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison

**housing splits / vacancy factors ****

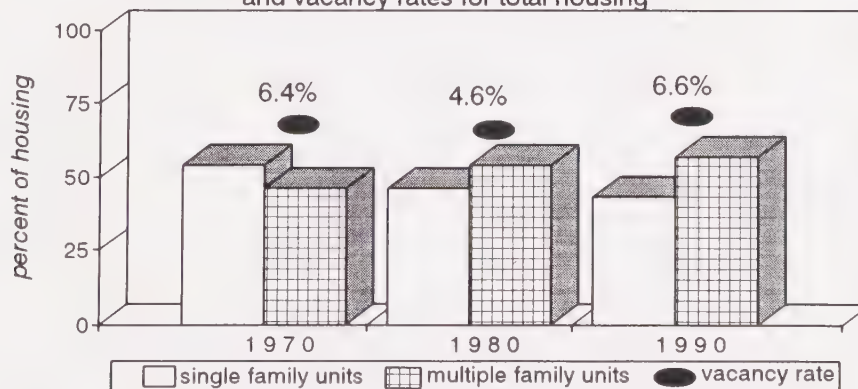
(south central los angeles only)

single family dwellings

multiple family dwellings

vacancy rate (total housing)

	1970	1980	1990
single family dwellings	54%	46%	43%
multiple family dwellings	46%	54%	57%
vacancy rate (total housing)	6.4%	4.6%	6.6%

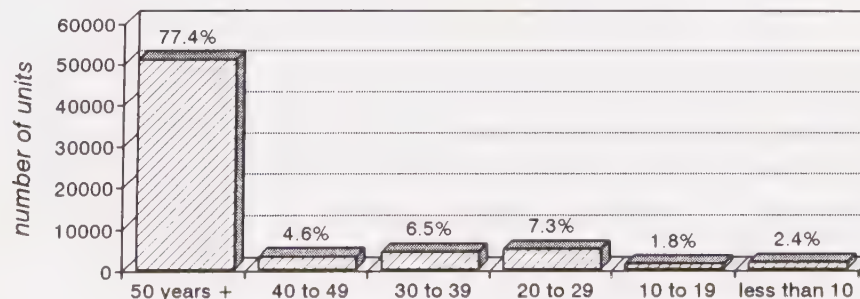
single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing**age of housing as of 1994 *****

total dwellings in

south central los angeles

(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** This information is the Los Angeles County Assessor. Data derived from the Assessors Planning and Management Subsystem) file. File date is mid 1994.

SOUTH CENTRAL LOS ANGELES – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

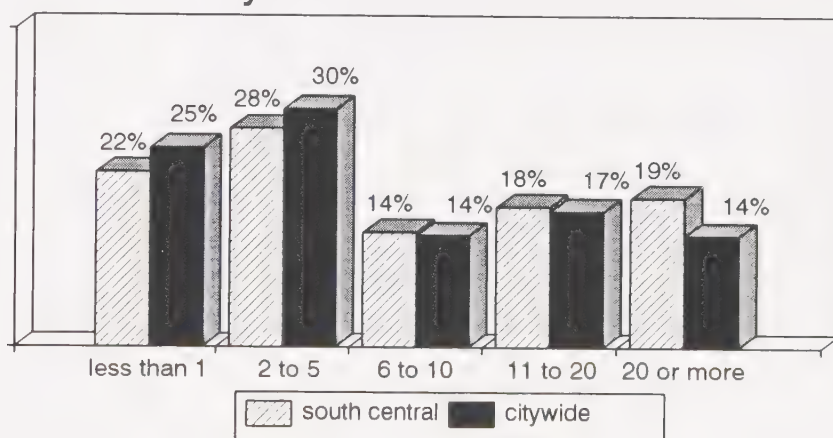
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	48.9%	17.9%	33.3%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
south central los angeles	34.6%	58.8%	5.2%	1.1%	0.3%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
south central los angeles	21.2%	45.8%	27.4%	4.0%	1.5%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

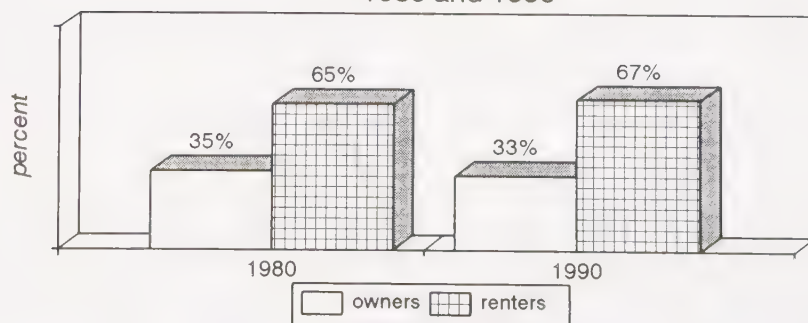
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
south central los angeles	21.9%	27.5%	14.3%	17.5%	18.7%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.
 * Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.
 ** Describes length of time living at the same location. Owners and renters combined.

SOUTH CENTRAL LOS ANGELES – COMMUNITY PROFILE

SOCIO/DEMOGRAPHICS

Page D.22.6

1990 census data;

employment (percent) *

females employed	45.1%
males employed	54.9%
employment participation rate	59.2%
(citywide rate)	67.3%

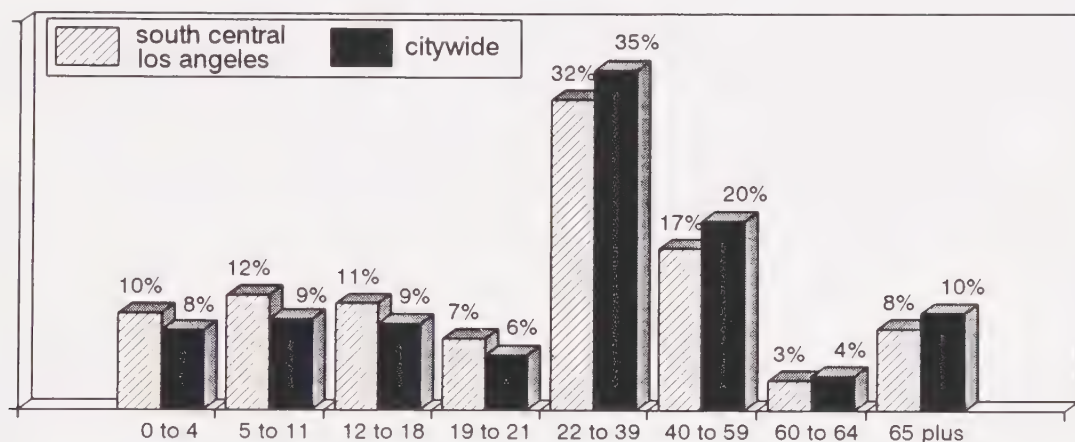
household income (1989) **

average	\$25,181
(citywide)	\$45,701
poverty (percent)	30.9%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
south central los angeles	49.6%	28.4%	7.0%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	foreign language spoken at home	foreign born
south central los angeles	spanish 38.7%, asian 2.7%, other language 1.7%	42.9%
citywide	spanish 24.3%, asian 6.0%, other language 5.6%	44.9%

means of transportation to work (percent) *****

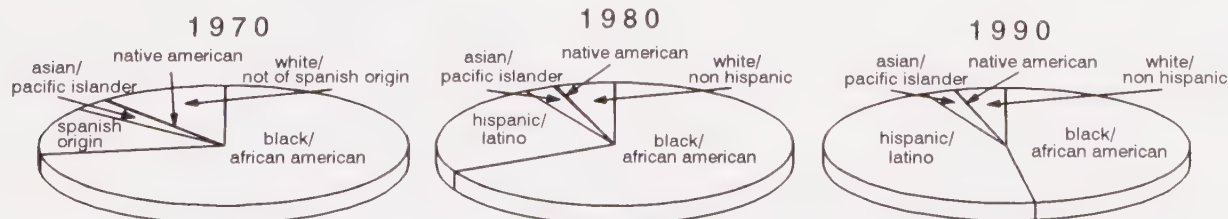
	drive alone	vanpool/ carpool	public transit	other means
south central los angeles	54.8%	18.4%	18.4%	8.3%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
south central los angeles	26.6%	25.1%	14.2%	26.6%	7.5%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	3.2%	2.7%	2.6%
black/african american	72.6%	67.8%	47.6%
hispanic/latino	12.8%	23.8%	45.2%
native american	0.3%	0.4%	0.2%
white-non hispanic	11.1%	5.3%	4.4%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Full workers 16 years of age or older. Includes military personnel.

**** Total person acknowledged as representing the household in response to census questionnaire. Household total person acknowledged as representing the household in response to census questionnaire. Household total person acknowledged as representing the household in response to census questionnaire.

**** Total person acknowledged as representing the household in response to census questionnaire. Household total person acknowledged as representing the household in response to census questionnaire. Household total person acknowledged as representing the household in response to census questionnaire.

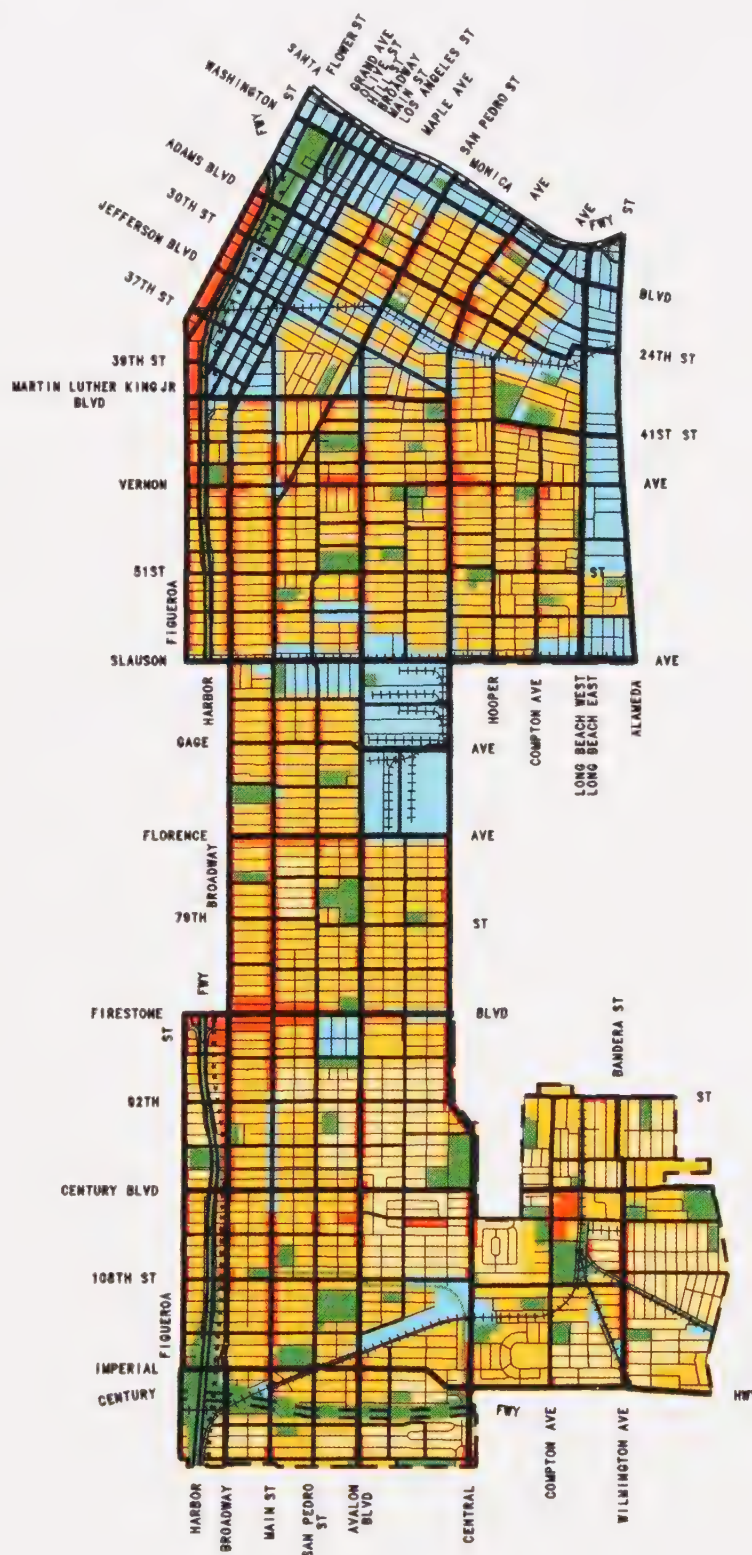
SOUTHEAST LOS ANGELES

The Southeast Los Angeles Community Planning Area is comprised of the Trinity Park, Green Meadows, Avalon Gardens, and Watts neighborhoods. Southeast Los Angeles is an oblong shaped area located from three miles, at its closest point, to ten miles south and slightly west of downtown Los Angeles.

Southeast Los Angeles is surrounded by the Central City and Central City North Planning Areas, the City of Vernon, the City of Lynwood, the Los Angeles County unincorporated regions of Florence and Walnut Park, the City of Southgate, the unincorporated Willowbrook area, and the South Vermont, University, and Adams sections of the South Central Planning Area. Southeast Los Angeles is the locale of Los Angeles Trade Technical College and Jordan, Locke, Fremont, and Jefferson High Schools. In addition, the district is the site of the 105/110 Freeway interchange and a portion of the elevated Metro Green Line.

The total area covers almost 10,000 acres (15 square miles). Significant land uses include; thirty four percent multiple family housing, and fourteen percent industrial uses. About twenty seven percent of all land in the area is used for public streets and highways. More than half of the population of 236,000 persons live in single family housing. Between 1980 and 1993, total population in Southeast Los Angeles increased by about 50,000.

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SOUTHEAST LOS ANGELES GENERALIZED LAND USE



NOT TO SCALE

SOUTHEAST LOS ANGELES COMMUNITY PROFILE

total population

southeast los angeles
citywide

estimated data (from U.S. Census)

1970	1980	1990
185788	185521	238991
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
259416	288156
3852993	4306564

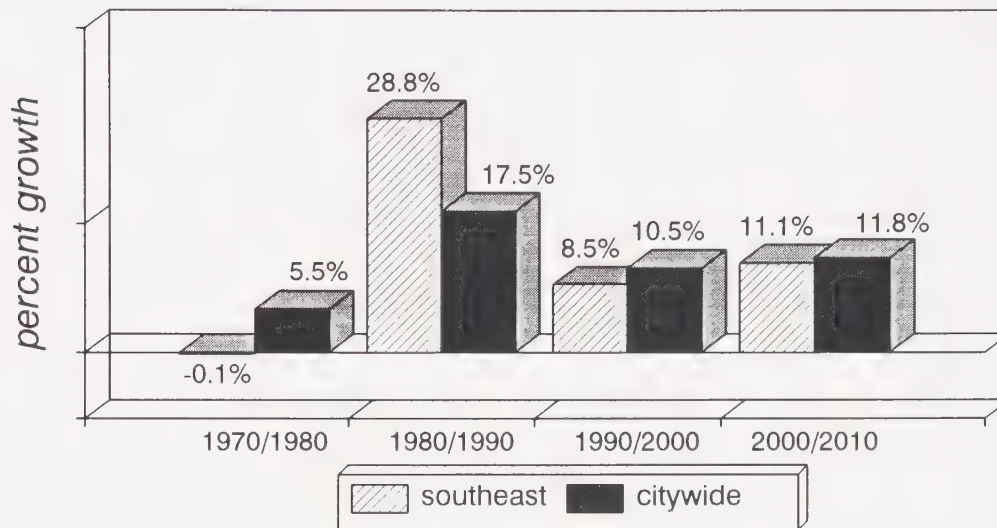
growth rate

southeast los angeles
citywide

1970 to 1980	1980 to 1990
-0.1%	28.8%
5.5%	17.5%

1990 to 2000	2000 to 2010
8.5%	11.1%
10.5%	11.8%

population growth rate comparison (includes group quarters population) **



total households

southeast los angeles
citywide

1970	1980	1990
59575	57617	59367
1024873	1135491	1203052

2000	2010
63225	70527
1323882	1474514

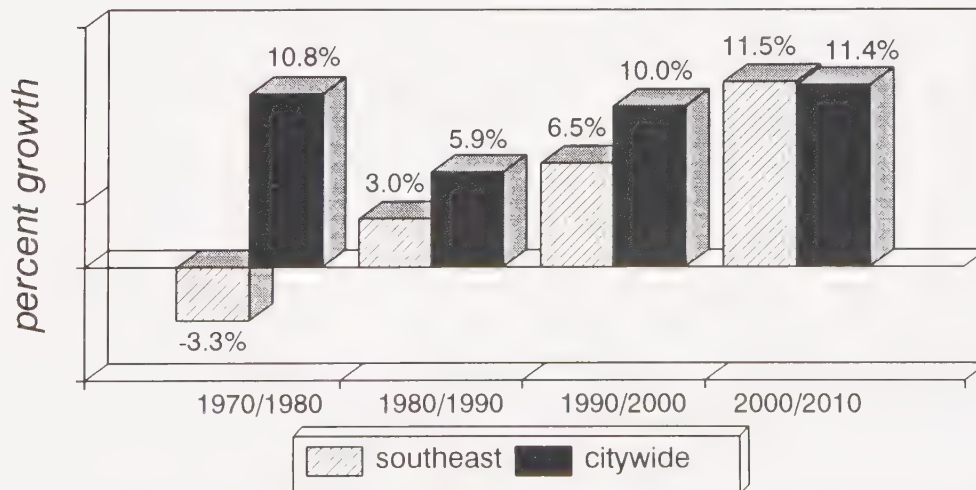
growth rate

southeast los angeles
citywide

1970 to 1980	1980 to 1990
-3.3%	3.0%
10.8%	5.9%

1990 to 2000	2000 to 2010
6.5%	11.5%
10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

household size

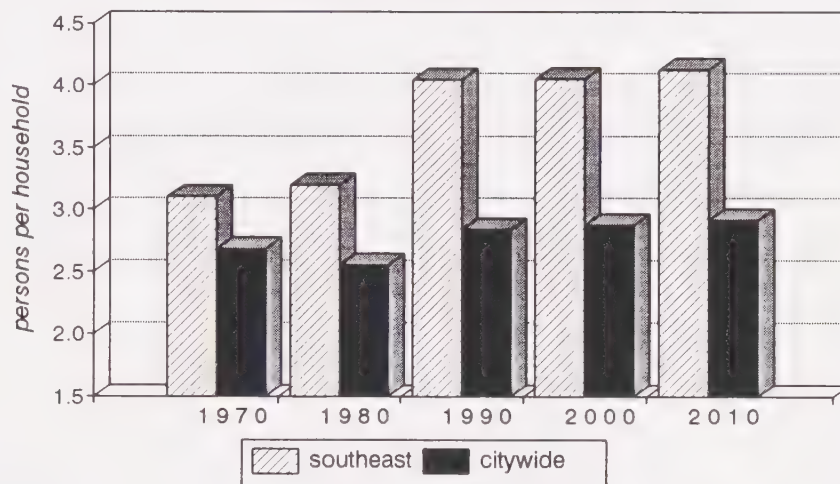
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
southeast los angeles	3.10	3.20	4.04	4.05	4.12
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison

housing splits / vacancy factors **

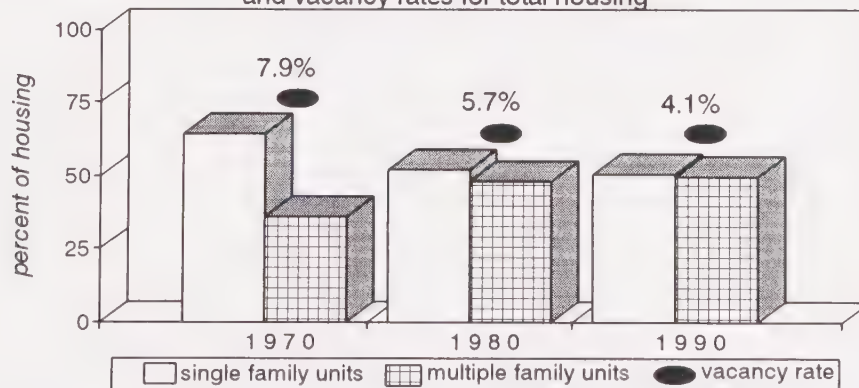
(southeast los angeles only)

single family dwellings

multiple family dwellings

vacancy rate (total housing)

	1970	1980	1990
single family dwellings	64%	52%	50%
multiple family dwellings	36%	48%	50%
vacancy rate (total housing)	7.9%	5.7%	4.1%

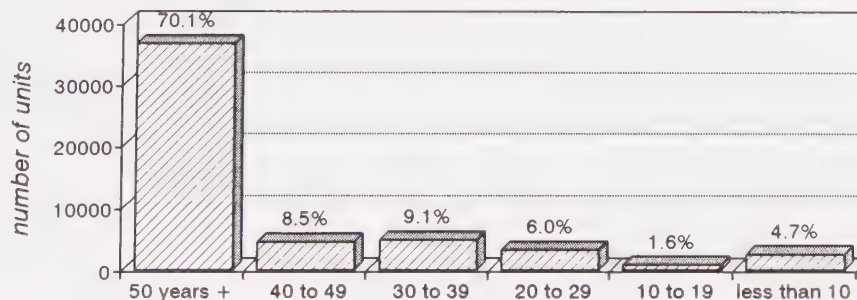
single family dwelling units, multiple family dwelling units,
and vacancy rates for total housingage of housing as of 1994 ***

total dwellings in

southeast los angeles

(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors

AMIS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

SOUTHEAST LOS ANGELES – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

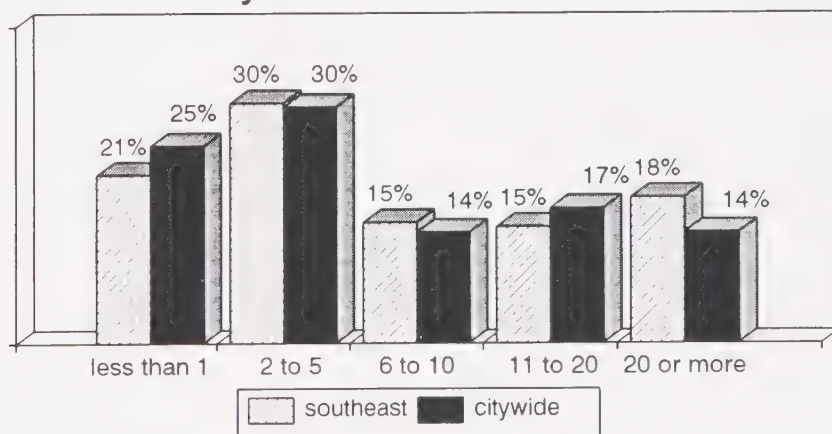
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	45.5%	17.0%	37.5%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
southeast los angeles	53.6%	43.5%	2.4%	0.4%	0.2%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
southeast los angeles	29.4%	43.6%	23.6%	3.0%	0.4%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

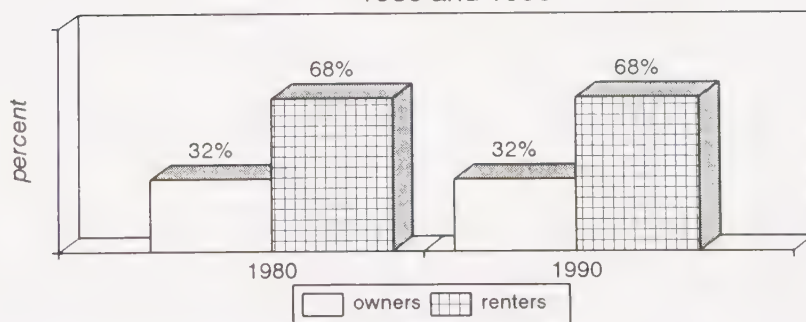
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
southeast los angeles	21.3%	30.4%	15.3%	14.7%	18.3%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.
 * Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.
 ** Describes length of time living at the same location. Owners and renters combined.

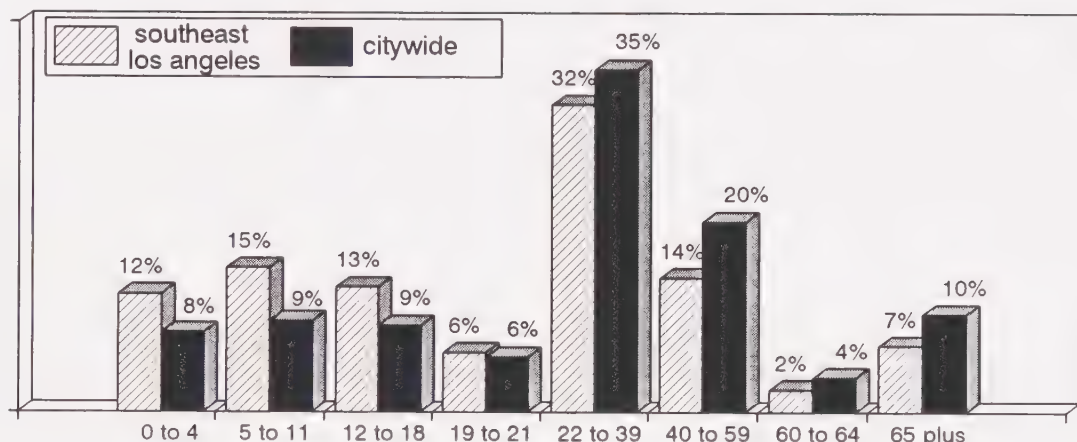
1990 census data;

<u>employment (percent) *</u>	
females employed	39.5%
males employed	60.5%
employment participation rate	55.5%
(citywide rate)	67.3%

<u>household income (1989) **</u>	
average	\$21,627
(citywide)	\$45,701
poverty (percent)	39.5%
(citywide)	18.9%

<u>education (percent) ***</u>	high school	beyond high school	college graduate
southeast los angeles	34.7%	16.0%	2.9%
citywide	67.0%	47.8%	23.0%

age of the general population

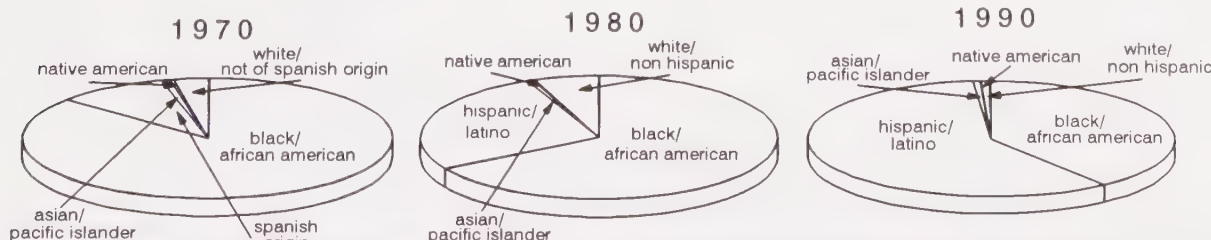


<u>language and citizenship (percent) ****</u>	<u>foreign language spoken at home</u>			foreign born
	spanish	asian	other language	
southeast los angeles	52.5%	0.7%	0.6%	52.9%
citywide	24.3%	6.0%	5.6%	44.9%

<u>means of transportation to work (percent) *****</u>	drive alone	vanpool/ carpool	public transit	other means
southeast los angeles	47.0%	24.7%	19.8%	8.4%
citywide	65.2%	15.4%	10.5%	10.5%

<u>head of household *****</u>	live alone	married with children	married no children	single parent	single non family
southeast los angeles	21.2%	32.1%	10.3%	32.0%	4.4%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

<u>race/ethnicity (percent) *****</u>	1970	1980	1990
asian/pacific islander	0.8%	0.6%	0.6%
black/african american	86.2%	70.2%	39.6%
hispanic/latino	9.6%	28.3%	59.0%
native american	0.3%	0.3%	0.1%
white-non hispanic	3.1%	0.7%	0.7%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household only consist of any number of persons or families.

***** hispanic/latino persons changed after 1970. Previously described as "spanish origin".

SUNLAND-TUJUNGA-LAKEVIEW TERRACE-SHADOW HILLS

The Sunland-Tujunga-Lakeview Terrace-Shadow Hills Area Plan lies in the northeast quadrant of the City of Los Angeles. It is approximately fifteen miles from downtown Los Angeles.

Surrounding areas include: the Angeles National Forest, Little Tujunga Canyon, Big Tujunga Canyon, Kagel Canyon, the City of Glendale and the Deukmejian Wilderness Park, the City of Burbank, the Verdugo Mountains, Sun Valley, and Pacoima.

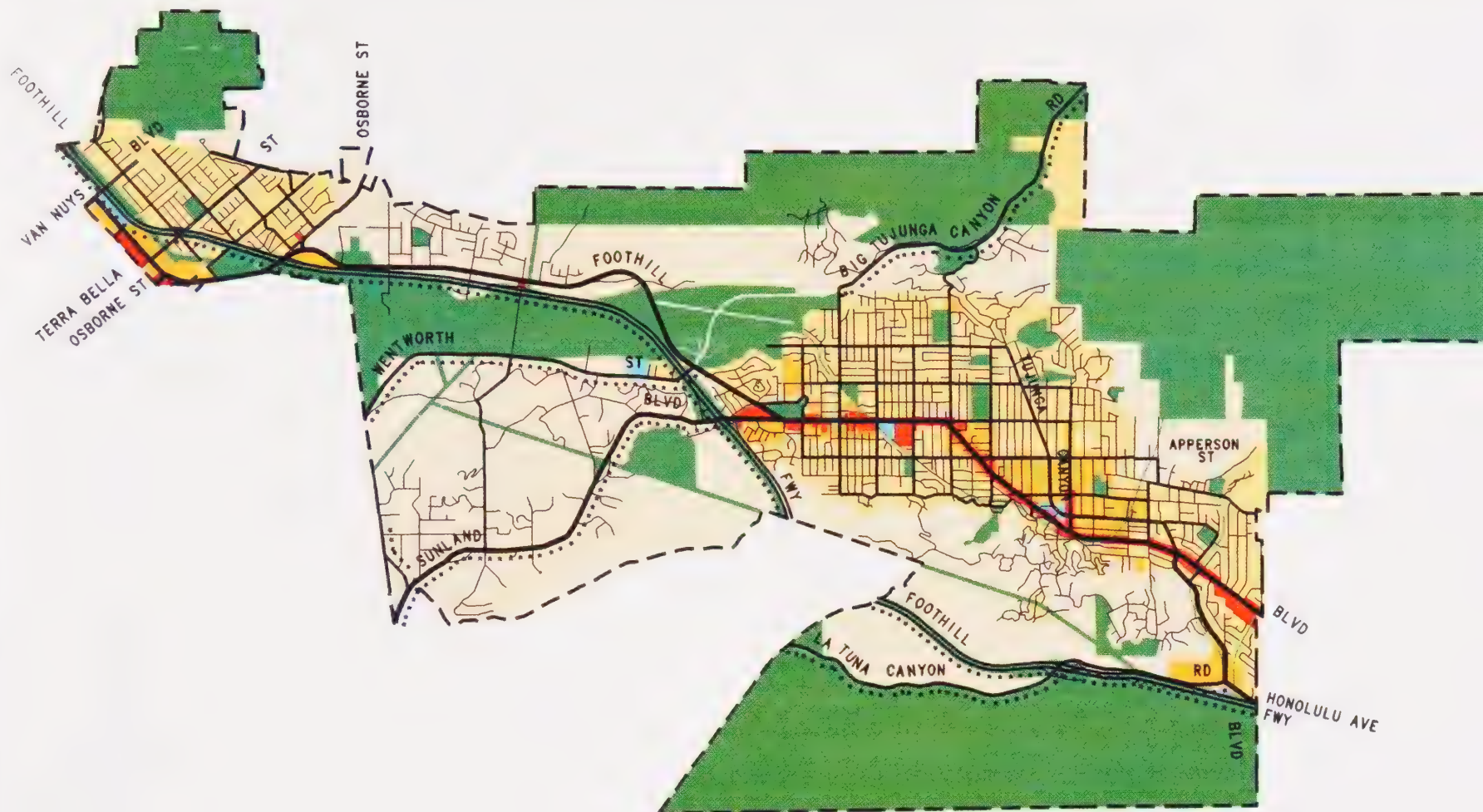
The 210 (Foothill) Freeway and Foothill Boulevard both bisect the area from southeast to northwest, whereas, Big Tujunga Canyon Road and Sunland Boulevard project through the area in a southwesterly direction. La Tuna Canyon Road bisects the Verdugo Mountains from east to west.

Hansen Dam Park, Orcas Park, Verdugo Hills High School, and the Verdugo Hills Golf Course are situated within the district plan area. Tujunga Canyon Wash and natural resource preserve areas are also located in Sunland-Tujunga-Lakeview Terrace-Shadow Hills as are flood plains draining into the region from the San Gabriel Mountains.

The total area of the community plan district consists of 16,300 acres (26 square miles). Major land uses include; forty four percent single family residences and forty three percent open space. Multiple family residences comprise about three percent of the land uses in the area. This serves to illustrate the fact that the Sunland-Tujunga-Lakeview Terrace-Shadow Hills District remains one of the least densely populated areas in the City of Los Angeles.

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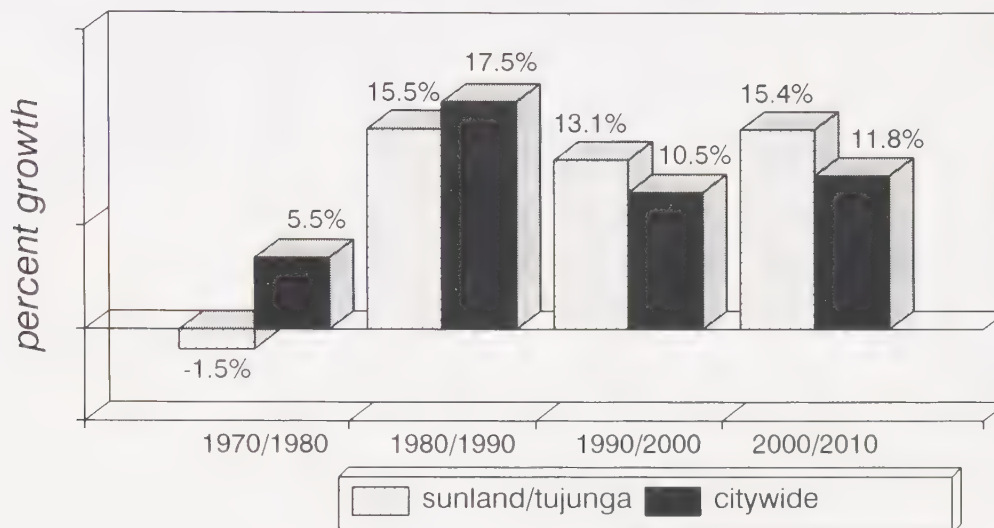
SUNLAND - TUJUNGA - LAKEVIEW TERRACE - SHADOW HILLS
GENERALIZED LAND USE

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N
NOT TO SCALE

SUNLAND/TUJUNGA/LAKEVIEW TERRACE/SHADOW HILLS COMMUNITY PROFILE

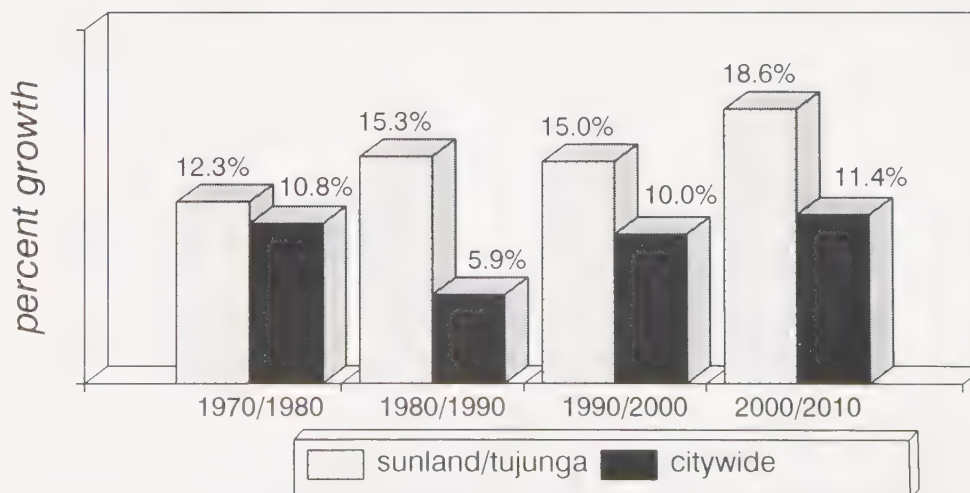
	estimated data (from U.S. Census)			projections (from SCAG) *	
	1970	1980	1990	2000	2010
total population					
sunland/tujunga	46529	45819	52919	59843	69032
citywide	2811801	2966850	3485398	3852993	4306564
growth rate					
sunland/tujunga		1970 to 1980	1980 to 1990	1990 to 2000	2000 to 2010
citywide		-1.5%	15.5%	13.1%	15.4%
		5.5%	17.5%	10.5%	11.8%

population growth rate comparison
(includes group quarters population) **



	1970	1980	1990	2000	2010
total households					
sunland/tujunga	14367	16127	18600	21393	25365
citywide	1024873	1135491	1203052	1323882	1474514
growth rate					
sunland/tujunga		1970 to 1980	1980 to 1990	1990 to 2000	2000 to 2010
citywide		12.3%	15.3%	15.0%	18.6%
		10.8%	5.9%	10.0%	11.4%

household growth rate comparison
(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

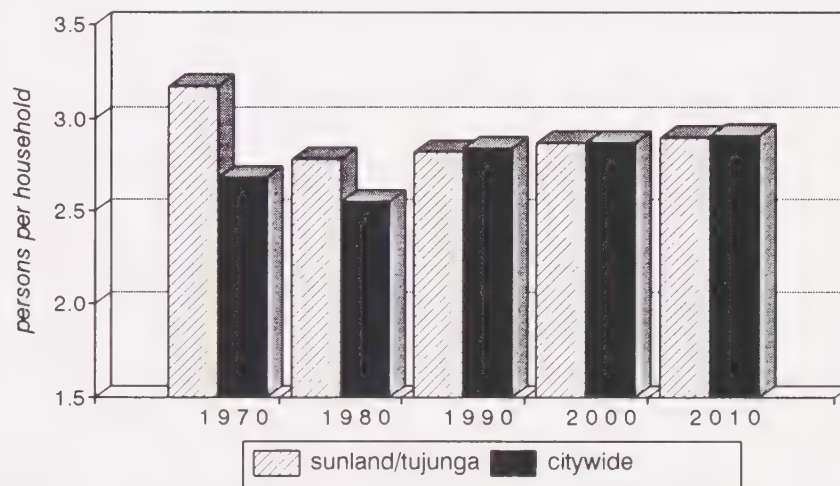
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
sunland/tujunga	3.17	2.78	2.82	2.87	2.90
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison



housing splits / vacancy factors **

(sunland/tujunga only)

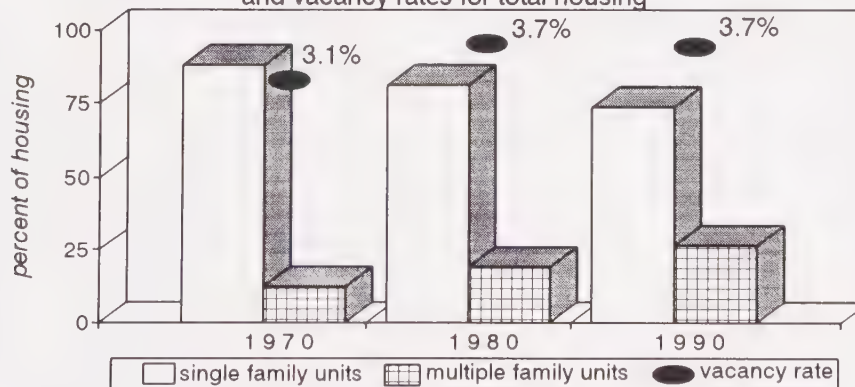
single family dwellings

multiple family dwellings

vacancy rate (total housing)

	1970	1980	1990
single family dwellings	88%	81%	74%
multiple family dwellings	12%	19%	26%
vacancy rate (total housing)	3.1%	3.7%	3.7%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing

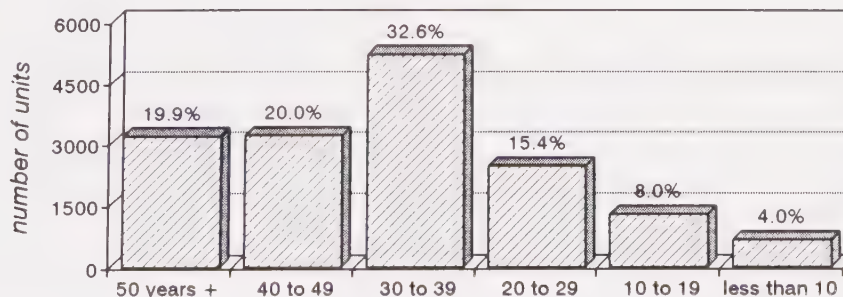


age of housing as of 1994 ***

total dwellings in
sunland/tujunga

(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors SUMMARY (Automated Planning and Management Subsystem) file. File date is mid 1994.

SUNLAND/TUJUNGA – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

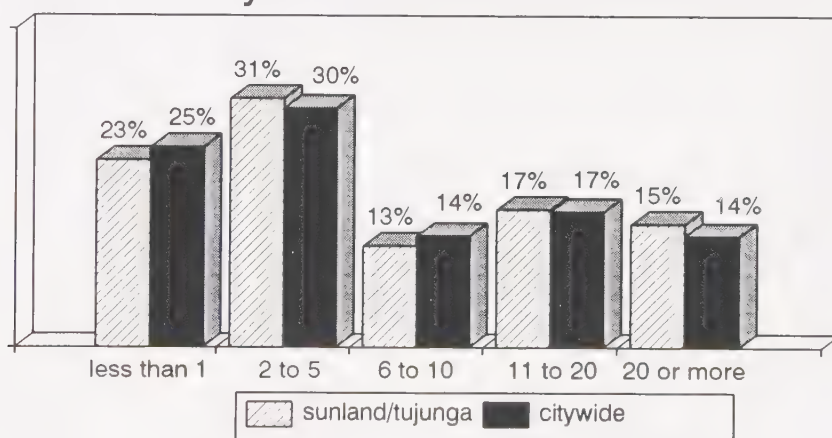
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	43.0%	25.0%	32.0%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
sunland/tujunga	4.8%	37.5%	38.6%	16.6%	2.5%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
sunland/tujunga	7.8%	24.3%	45.1%	16.9%	5.8%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

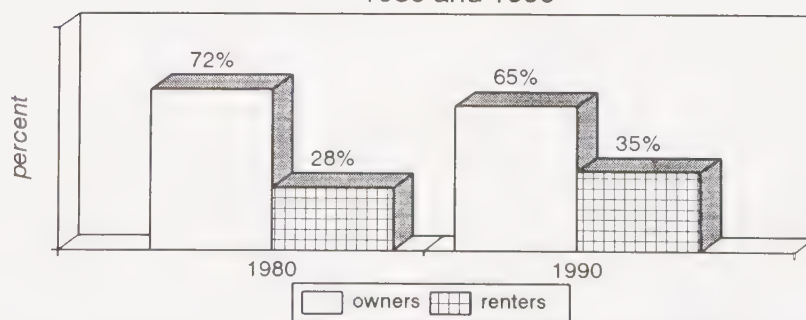
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
sunland/tujunga	23.4%	31.1%	12.8%	17.2%	15.4%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

1990 census data;

employment (percent) *

females employed	43.7%
males employed	56.3%
employment participation rate	70.8%
(citywide rate)	67.3%

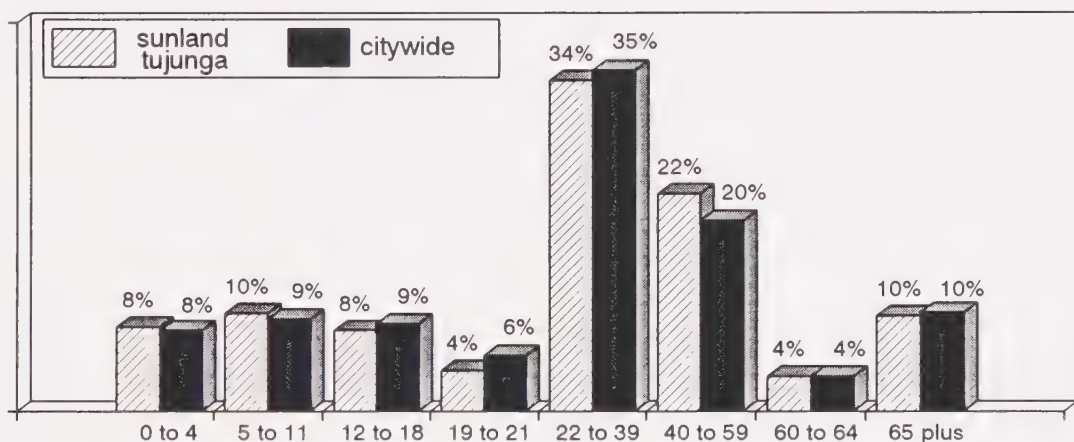
household income (1989) **

average	\$50,162
(citywide)	\$45,701
poverty (percent)	9.3%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
sunland/tujunga	78.1%	53.4%	19.1%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	foreign language spoken at home	foreign born
sunland/tujunga	14.5%	24.4%
citywide	24.3%	44.9%

means of transportation to work (percent) *****

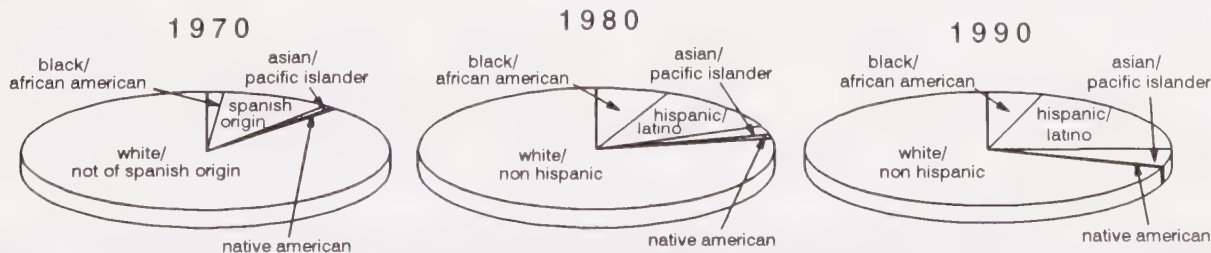
	drive alone	vanpool/carpool	public transit	other means
sunland/tujunga	76.2%	15.5%	2.0%	6.3%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
sunland/tujunga	23.8%	29.3%	28.4%	9.9%	8.6%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	0.9%	2.4%	5.0%
black/african american	1.4%	6.6%	4.9%
hispanic/latino	9.6%	12.1%	20.0%
native american	0.4%	1.1%	0.6%
white-non hispanic	87.7%	77.8%	69.5%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

SUN VALLEY

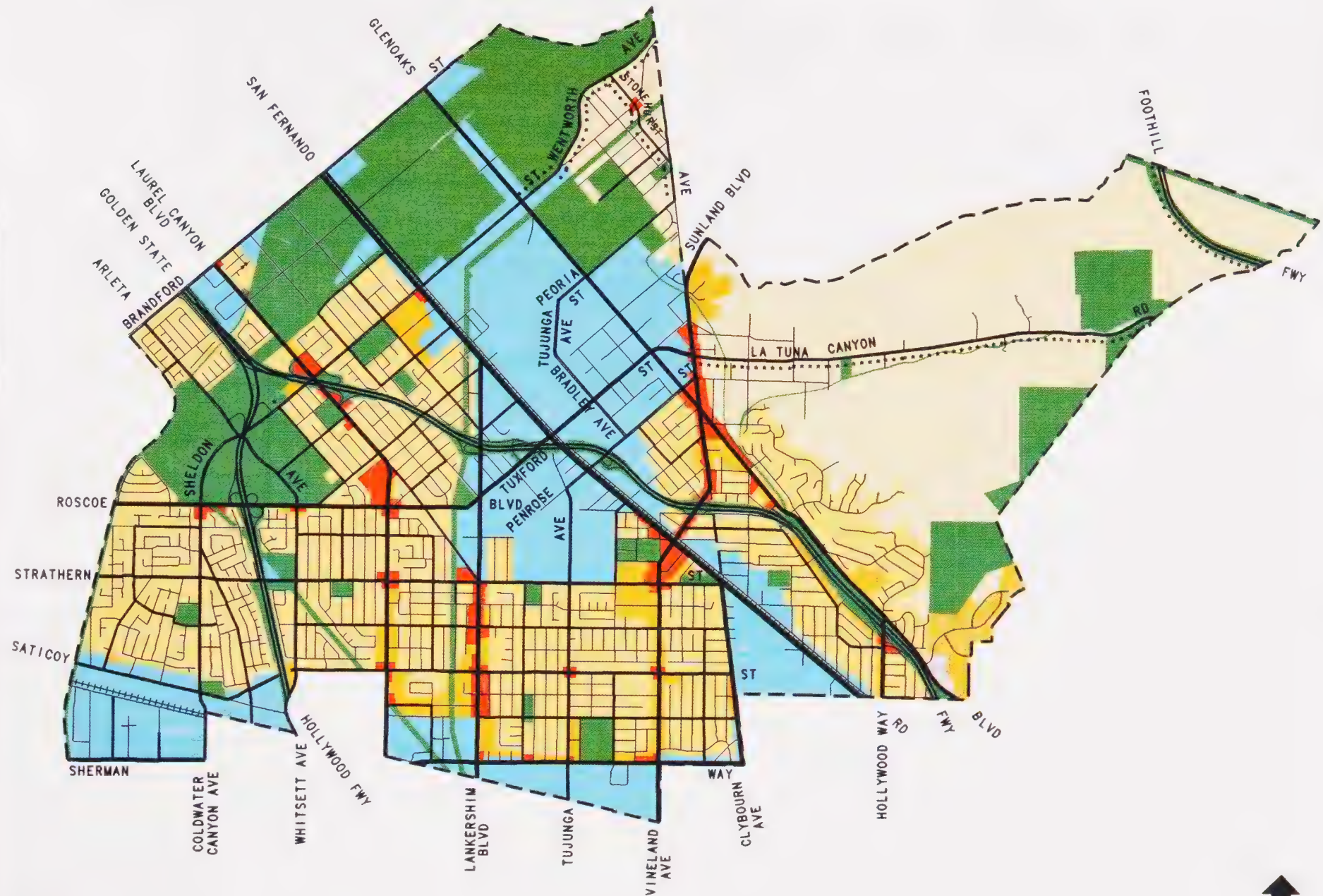
The Sun Valley Community Plan Area is located about fourteen miles from downtown Los Angeles in a northerly direction. Neighboring areas include North Hollywood, Van Nuys, Arleta-Pacoima, Shadow Hills, the Verdugo Mountains, and the City of Burbank. Freeways that traverse the Community Plan Area include the 5 (Golden State), the 170 (Hollywood), and the 210 (Foothill). Sun Valley is located immediately north of the Glendale-Burbank-Pasadena Airport and almost twenty miles from Los Angeles International Airport. Located within the Planning District are Woodbury University and J.H. Francis Polytechnic High School.

The total area covers over 10,000 acres (17 square miles) of land. Significant land uses include; forty two percent single family dwelling units, twenty two percent open space, and seventeen percent industrial space. Significantly, the Sun Valley region incorporates the highest concentration of mineral processing facilities in Los Angeles, with rock and gravel mining operations as well as cement and concrete processing. In addition, the area boasts numerous livestock and horsekeeping sites.

The Sun Valley area is in the bottom third of all Planning Area density rates in the city, with less than six persons per acre.

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SUN VALLEY GENERALIZED LAND USE



NOT TO SCALE

SUN VALLEY COMMUNITY PROFILE

total population
sun valley
citywide

estimated data (from U.S. Census)

1970	1980	1990
58614	60349	76573
2811801	2966850	3485398

projections (from SCAG) *

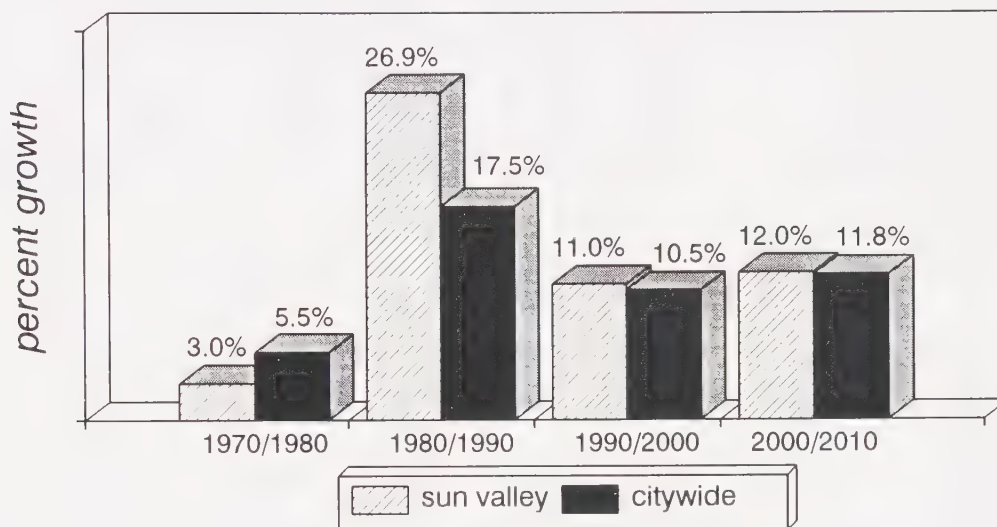
2000	2010
85033	95212
3852993	4306564

growth rate
sun valley
citywide

1970 to 1980	1980 to 1990
3.0%	26.9%
5.5%	17.5%

1990 to 2000	2000 to 2010
11.0%	12.0%
10.5%	11.8%

population growth rate comparison (includes group quarters population) **



total households
sun valley
citywide

1970
17601
1024873

1980	1990
19762	21499
1135491	1203052

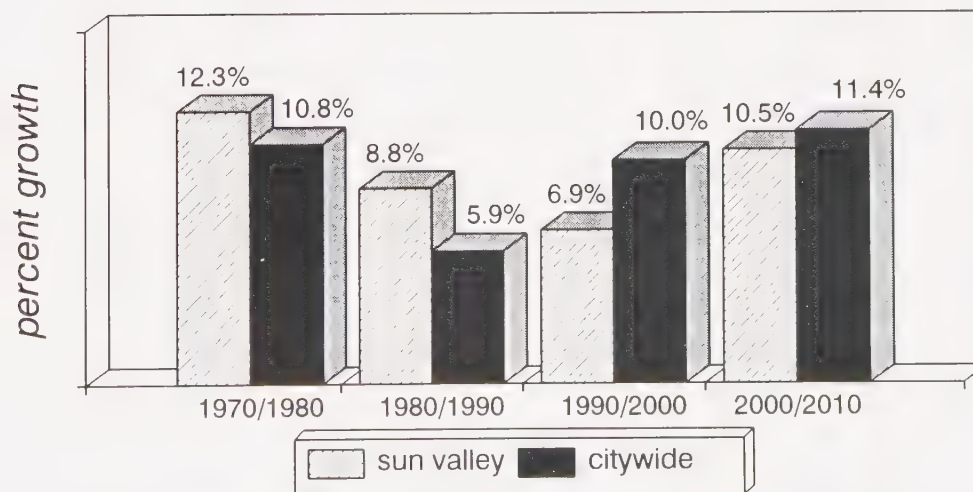
2000	2010
22982	25403
1323882	1474514

growth rate
sun valley
citywide

1970 to 1980	1980 to 1990
12.3%	8.8%
10.8%	5.9%

1990 to 2000	2000 to 2010
6.9%	10.5%
10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

household size

(persons per dwelling unit) *

sun valley
citywide

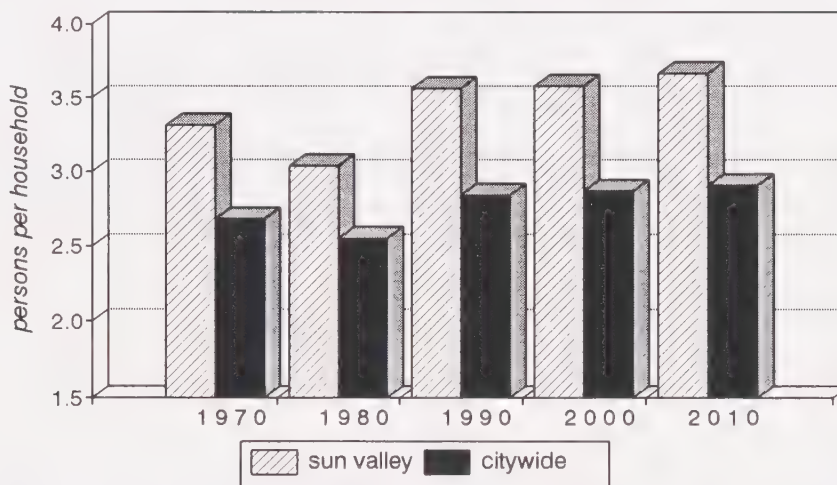
estimated data (from U.S. Census)

1970	1980	1990
3.31	3.04	3.56
2.68	2.55	2.84

projections (from SCAG)

2000	2010
3.58	3.66
2.87	2.91

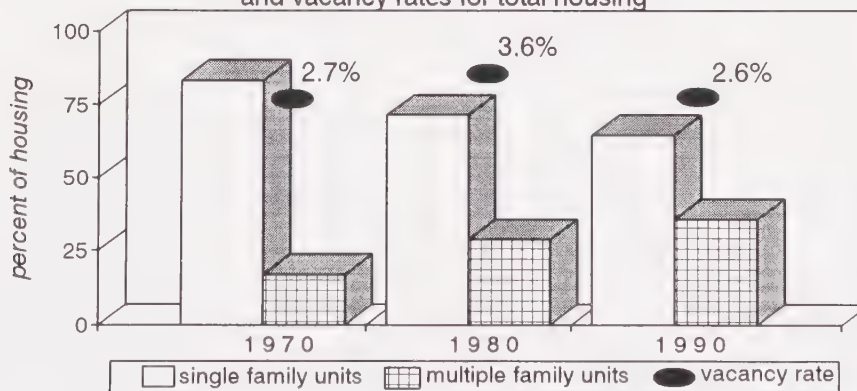
household size comparison

housing splits / vacancy factors **

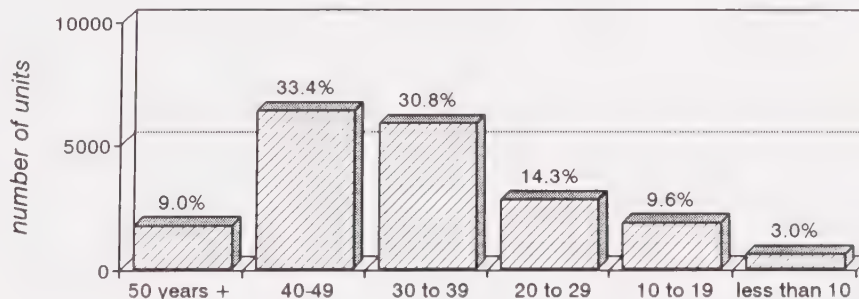
(sun valley only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

1970	1980	1990
83%	72%	65%
17%	28%	35%
2.7%	3.6%	2.6%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housingage of housing as of 1994 ***total dwellings in
sun valley
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors IUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

SUN VALLEY – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

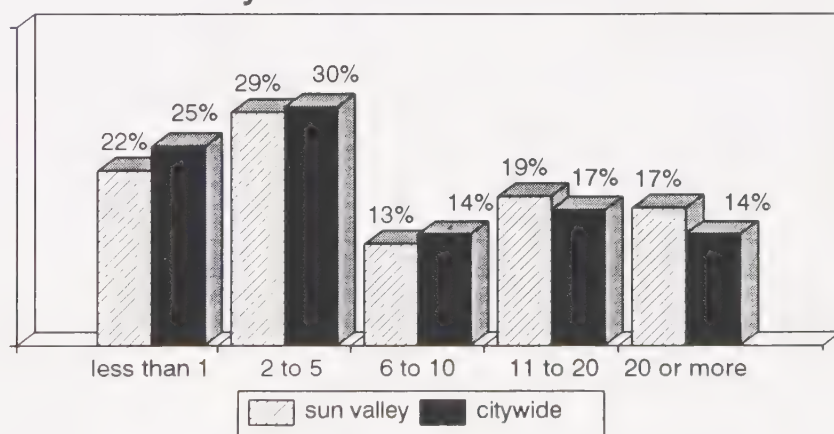
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	48.4%	20.7%	30.9%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
sun valley	5.3%	54.8%	32.4%	6.6%	1.0%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
sun valley	7.6%	25.3%	48.6%	12.6%	5.9%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

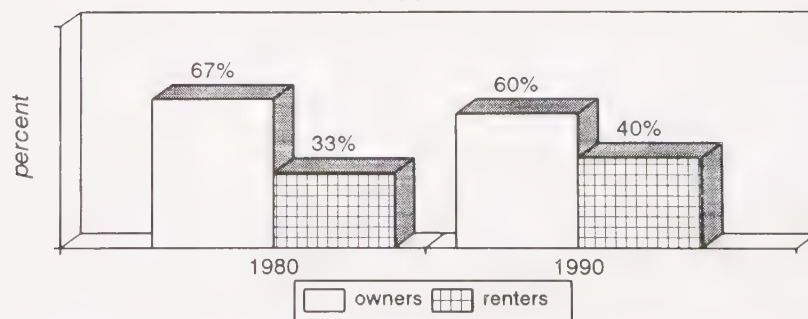
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
sun valley	21.9%	29.3%	12.8%	18.8%	17.3%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure (ownership status)

owners/renters 1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

**SUN VALLEY – COMMUNITY PROFILE
SOCIO/DEMOGRAPHICS**

Page D.25.6

1990 census data;

employment (percent) *

females employed	40.5%
males employed	59.5%
employment participation rate	69.8%
(citywide rate)	67.3%

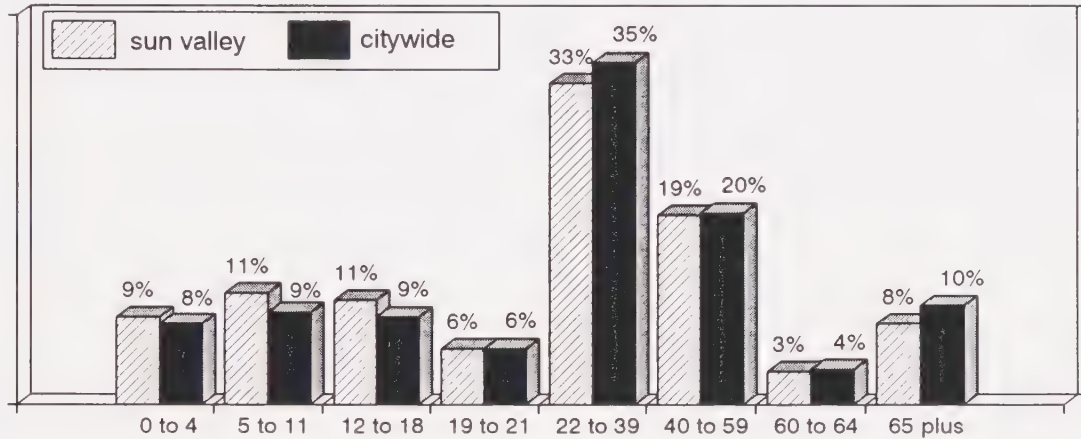
household income (1989) **

average	\$42,142
(citywide)	\$45,701
poverty (percent)	14.3%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
sun valley	57.7%	36.7%	12.7%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

language and citizenship (percent) ****	foreign language spoken at home			foreign
	spanish	asian	other language	born
sun valley	44.6%	8.8%	7.0%	58.1%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

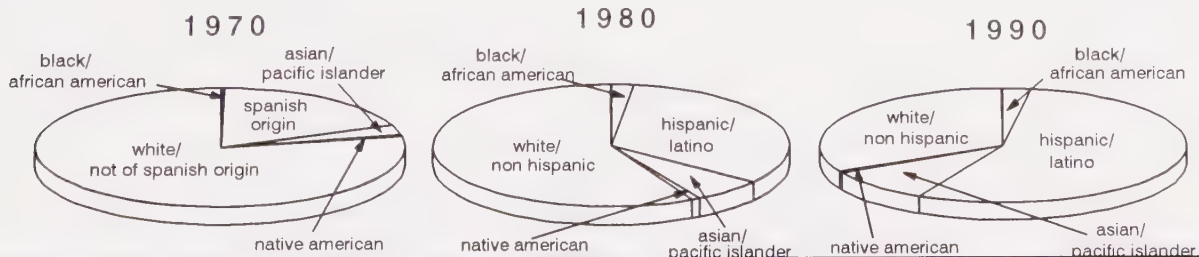
	drive alone	vanpool/ carpool	public transit	other means
sun valley	65.6%	21.0%	5.8%	7.6%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
sun valley	17.0%	37.8%	25.6%	13.0%	6.7%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	2.7%	6.4%	9.6%
black/african american	0.2%	2.0%	2.5%
hispanic/latino	18.7%	33.4%	55.1%
native american	0.4%	0.9%	0.3%
white-non hispanic	77.9%	57.4%	32.5%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.
 ** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population). Only persons 25 years or older are included in this calculation.
 *** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).
 **** Total workers 16 years of age or older. Includes military personnel.
 ***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.
 ***** Persons changed after 1970. Previously described as "spanish origin".

SYLMAR

The Sylmar Community Planning Area is approximately twenty nine miles from downtown Los Angeles. Sylmar, an inverted triangular shaped area is surrounded by the Los Angeles County unincorporated regions in and around Olive View Medical Center, the Angeles National Forest, Veterans Memorial Park, and Kagel Canyon. Other areas around Sylmar include Lakeview Terrace, Pacoima, the City of San Fernando, Mission Hills, and the Granada Hills-Knollwood Planning Area. Major bisectors include the 210 (Foothill) Freeway, Foothill Boulevard, Glenoaks Boulevard, and San Fernando Road.

Significant land uses include; Los Angeles County's El Cariso Regional Park and Golf Course, Los Angeles Mission Community College, the Olive View Hospital and Medical Center, and Sylmar High School. The 5 (Golden State)/210 and the 5/14 (Antelope Valley) Freeway interchanges as well as the 5/170 (Hollywood) Freeway intersection are all located along the southwestern boundary of Sylmar. Pacoima Reservoir is situated approximately one mile northeast of the Planning Area.

The total land area of Sylmar is more than 9,500 acres (15 square miles). Major land uses include; fifty one percent single family residences, seventeen percent open space, ten percent public land, and ten percent streets and highways. About thirty percent of the total household population of more than 50,000 persons live in multiple family housing. Densities in Sylmar are in the lowest quarter of all planning districts with 7.3 persons and 2.2 dwelling units per gross acre.

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SYLMAR
GENERALIZED LAND USE

↑
N
NOT TO SCALE

03/91

SYLMAR COMMUNITY PROFILE

total population
sylmar
citywide

estimated data (from U.S. Census)		
1970	1980	1990
40349	41922	59479
2811801	2966850	3485398

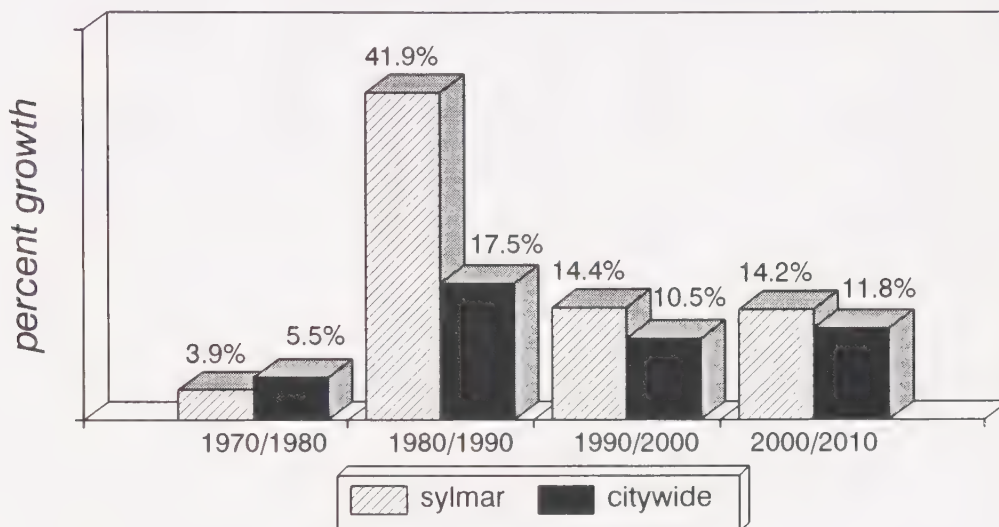
projections (from SCAG) *	
2000	2010
68047	77683
3852993	4306564

growth rate
sylmar
citywide

1970 to 1980	1980 to 1990
3.9%	41.9%
5.5%	17.5%

1990 to 2000	2000 to 2010
14.4%	14.2%
10.5%	11.8%

population growth rate comparison (includes group quarters population) **



total households
sylmar
citywide

1970	1980	1990
10844	12612	17205
1024873	1135491	1203052

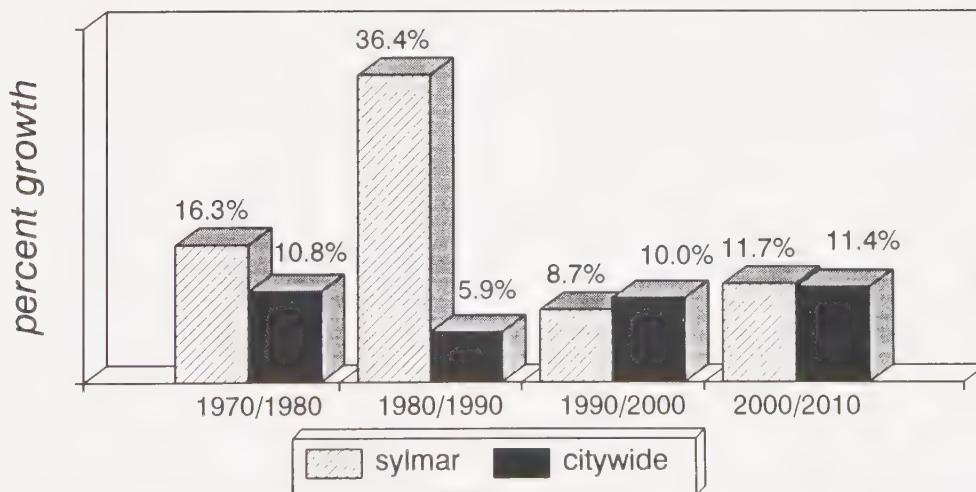
2000	2010
18699	20890
1323882	1474514

growth rate
sylmar
citywide

1970 to 1980	1980 to 1990
16.3%	36.4%
10.8%	5.9%

1990 to 2000	2000 to 2010
8.7%	11.7%
10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

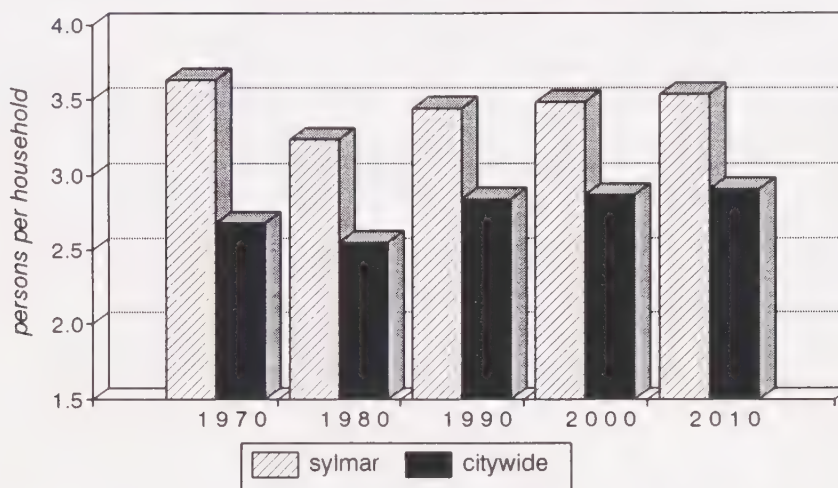
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
syamar	3.63	3.24	3.44	3.48	3.53
citywide	2.68	2.55	2.84	2.87	2.91

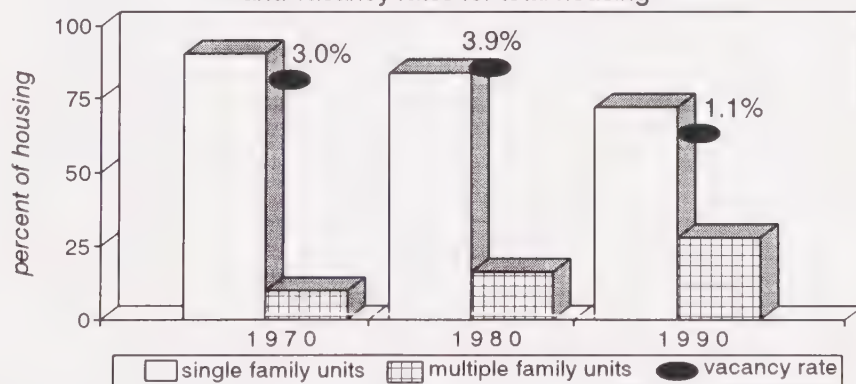
household size comparison



housing splits / vacancy factors **
(syamar only)

	1970	1980	1990
single family dwellings	90%	84%	72%
multiple family dwellings	10%	16%	28%
vacancy rate (total housing)	3.0%	3.9%	1.1%

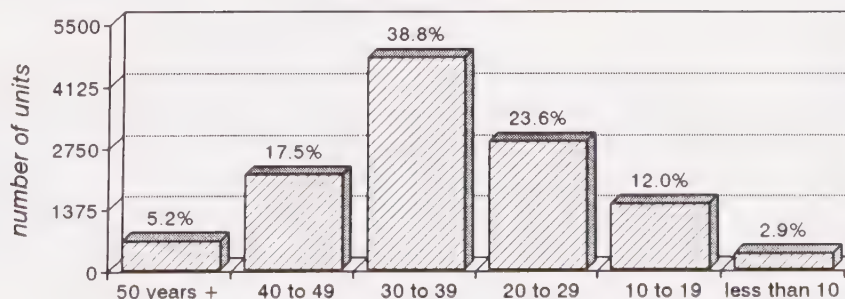
single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing



age of housing as of 1994 ***

total dwellings in
syamar
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LOPMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

SYLMAR – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

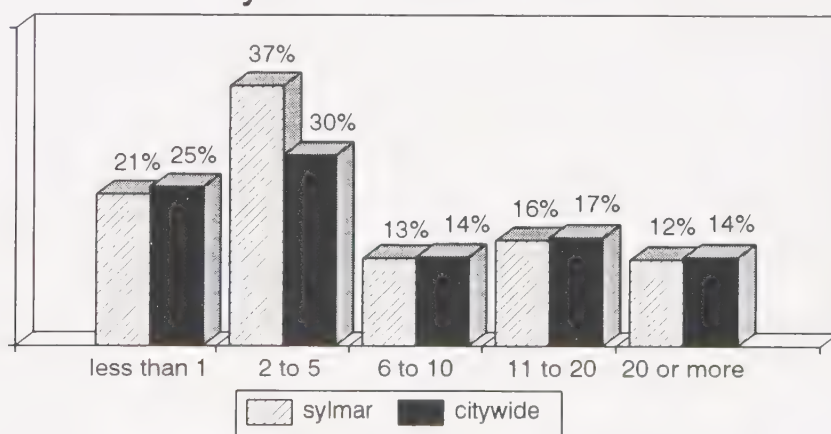
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	40.6%	24.1%	35.3%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
symlar	5.0%	58.4%	27.8%	8.2%	0.5%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
symlar	9.6%	20.8%	42.7%	18.7%	8.1%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

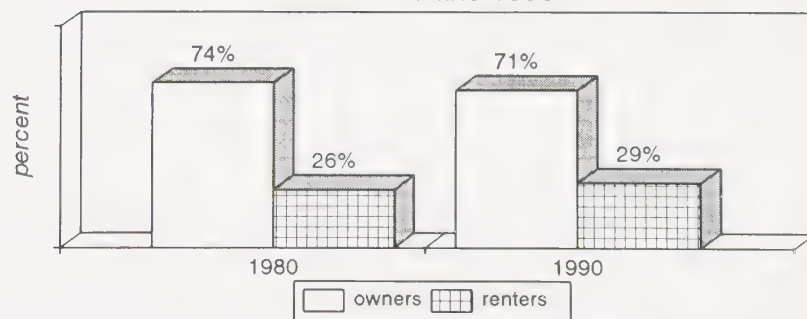
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
symlar	21.4%	36.9%	13.2%	16.4%	12.2%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.
 * Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.
 ** Describes length of time living at the same location. Owners and renters combined.

1990 census data;

employment (percent) *

females employed	42.9%
males employed	57.1%
employment participation rate	71.2%
(citywide rate)	67.3%

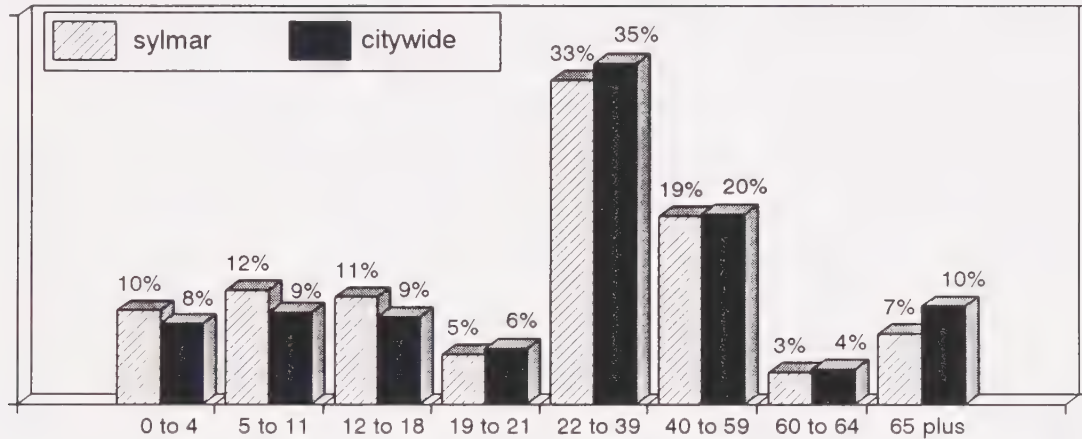
household income (1989) **

average	\$47,587
(citywide)	\$45,701
poverty (percent)	10.7%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
symlar	64.0%	40.2%	13.6%
citywide	67.0%	47.8%	23.0%

age of the
general
population



language and citizenship (percent) ****

language and citizenship (percent) ****	foreign language spoken at home			foreign born
	spanish	asian	other language	
symlar	38.5%	2.2%	3.7%	35.7%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

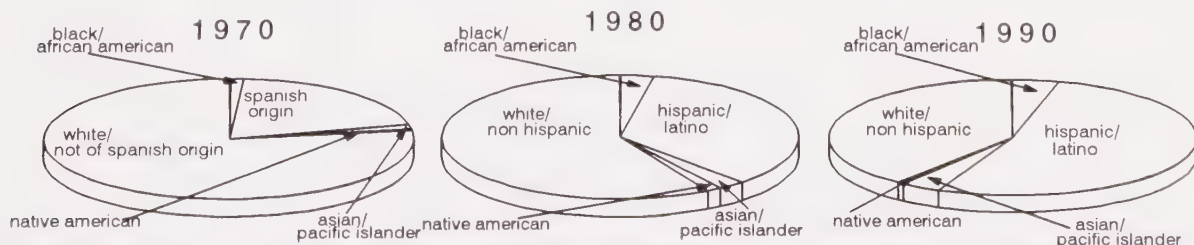
	drive alone	vanpool/ carpool	public transit	other means
symlar	72.4%	19.8%	2.6%	5.1%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
symlar	17.2%	37.2%	26.5%	12.3%	6.8%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	1.5%	2.4%	3.5%
black/african american	1.1%	3.0%	4.1%
hispanic/latino	20.0%	35.1%	52.6%
native american	0.3%	1.3%	0.6%
white-non hispanic	77.1%	58.1%	39.2%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** hispanic/latino persons changed after 1970. Previously described as "spanish origin".

VAN NUYS-NORTH SHERMAN OAKS

The Van Nuys-North Sherman Oaks Community Planning Area is situated in the middle of the San Fernando Valley. The district is surrounded by Panorama City, Sun Valley, Studio City, Sherman Oaks, Encino, and the West Van Nuys section of the Reseda-West Van Nuys Area. The region is the site of Los Angeles Valley College, Van Nuys High School, Ulysses S. Grant High School, Notre Dame High School, and the main government center for the San Fernando Valley. The center houses the regional police division and City library as well as State, County, and Federal offices. It is also the locale of the Van Nuys-Sherman Oaks Regional Park.

Van Nuys-North Sherman Oaks lies about fifteen miles northwest of downtown Los Angeles. The driving distance to Westwood Village is about nine miles. International Airport is eighteen miles directly south of the center of the Planning District.

The total area of Van Nuys-North Sherman Oaks is more than 8,200 acres (13 square miles) of land. Significant land uses include; thirty nine percent single family housing, fifteen percent multiple family housing, and almost ten percent commercial. Almost two thirds of the total population of 134,000 persons live in multiple housing. About twenty two percent of the land is used for public streets and highways.

Van Nuys-North Sherman Oaks is the second most densely populated district in the San Fernando Valley with 16.5 persons per gross acre. The district is projected to grow twenty one percent by the year 2010, among the lowest growth projections of the fourteen Valley Planning Districts.

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VAN NUYS - NORTH SHERMAN OAKS
GENERALIZED LAND USE



NOT TO SCALE

VAN NUYS/NORTH SHERMAN OAKS COMMUNITY PROFILE

total population

van nuys
citywide

estimated data (from U.S. Census)

1970	1980	1990
103088	108333	136889
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
150133	165973
3852993	4306564

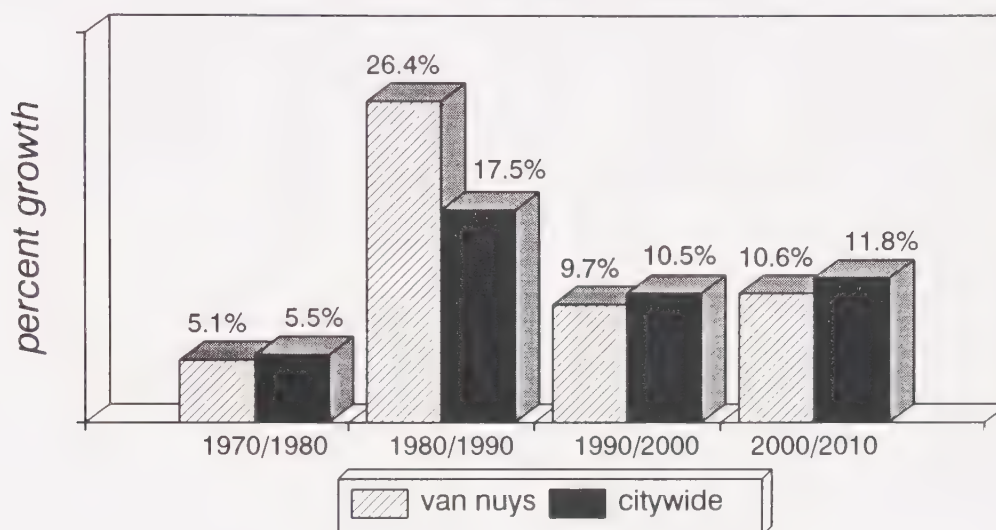
growth rate

van nuys
citywide

1970 to 1980	1980 to 1990
5.1%	26.4%
5.5%	17.5%

1990 to 2000	2000 to 2010
9.7%	10.6%
10.5%	11.8%

population growth rate comparison (includes group quarters population) **



total households

van nuys
citywide

1970	1980	1990
40133	48097	53842
1024873	1135491	1203052

2000	2010
58937	63995
1323882	1474514

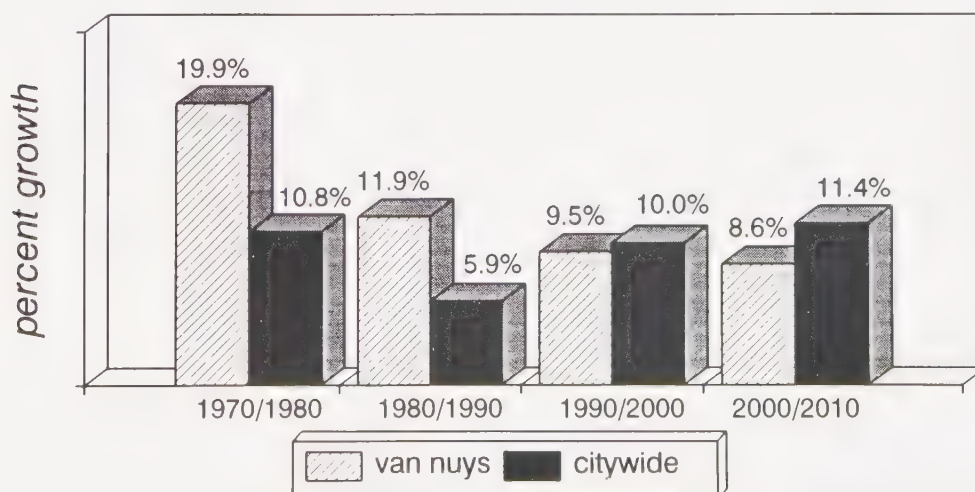
growth rate

van nuys
citywide

1970 to 1980	1980 to 1990
19.8%	11.9%
10.8%	5.9%

1990 to 2000	2000 to 2010
9.5%	8.6%
10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

household size

(persons per dwelling unit) *

van nuys
citywide

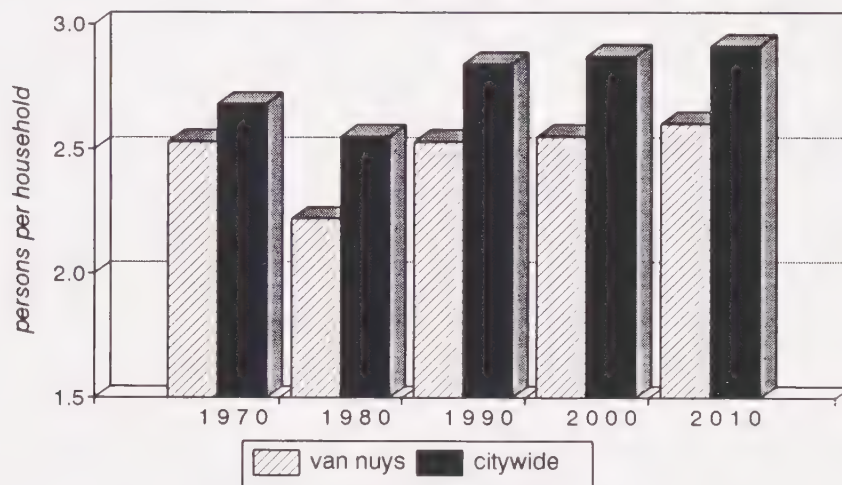
estimated data (from U.S. Census)

1970	1980	1990
2.53	2.22	2.53
2.68	2.55	2.84

projections (from SCAG)

2000	2010
2.55	2.60
2.87	2.91

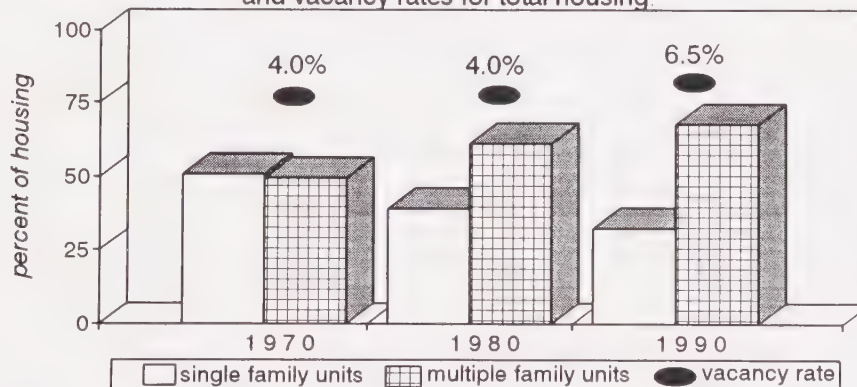
household size comparison

housing splits / vacancy factors **

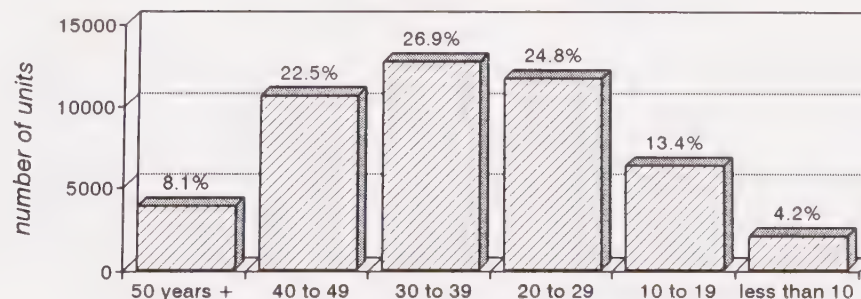
(van nuys only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

1970	1980	1990
51%	39%	32%
49%	61%	68%
4.0%	4.0%	6.5%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing.age of housing as of 1994 ***total dwellings in
van nuys
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

VAN NUYS – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

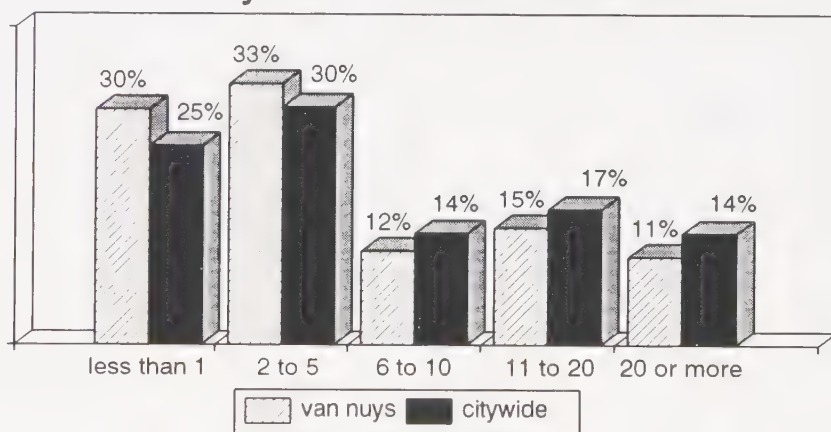
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	49.2%	21.2%	29.6%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
van nuys	2.5%	21.8%	43.6%	28.1%	4.0%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
van nuys	3.7%	24.1%	51.8%	15.5%	4.9%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

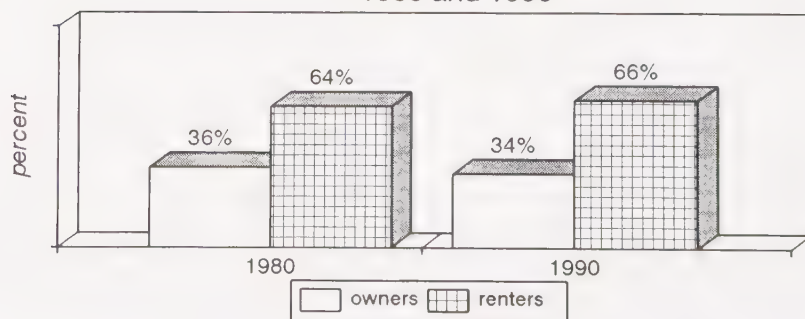
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
van nuys	29.6%	32.9%	11.7%	14.7%	11.1%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

1990 census data;

employment (percent) *

females employed	43.4%
males employed	56.6%
employment participation rate	77.1%
(citywide rate)	67.3%

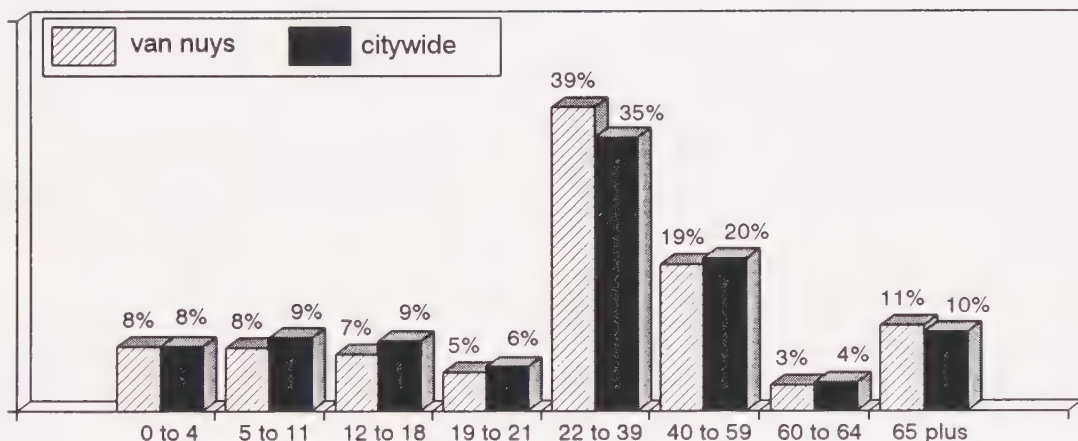
household income (1989) **

average	\$41,612
(citywide)	\$45,701
poverty (percent)	13.7%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
van nuys	73.5%	52.7%	24.1%
citywide	67.0%	47.8%	23.0%

age of the
general
population



language and citizenship (percent) ****

	spanish	asian	other language	foreign born
van nuys	27.9%	5.0%	10.5%	42.7%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

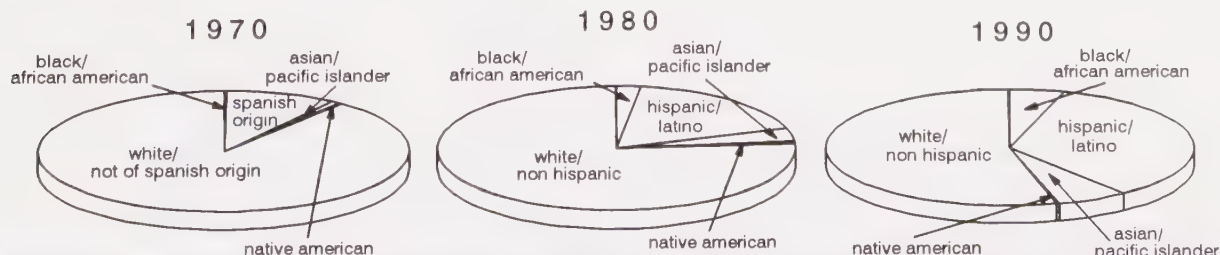
	drive alone	vanpool/ carpool	public transit	other means
van nuys	70.6%	15.3%	6.2%	7.8%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
van nuys	34.3%	21.6%	22.2%	10.4%	11.4%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	0.7%	3.4%	6.1%
black/african american	0.1%	2.2%	4.9%
hispanic/latino	9.8%	17.7%	34.8%
native american	0.2%	0.6%	0.3%
white-non hispanic	89.2%	76.1%	54.0%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Any person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Any person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

VENICE

The Venice Community Planning Area is located on the westside of Los Angeles immediately south of the City of Santa Monica. Venice is surrounded by Mar Vista, Culver City, Del Rey, the County unincorporated region of Marina Del Rey, the Pacific Ocean, and the City of Santa Monica. Venice is situated about fourteen miles west-southwest of downtown and five miles northwest of International Airport. The driving distance to Westwood Village is also about five miles.

Contained within the boundaries of the planning district are; the Venice Pavilion and Recreation Center, the Penmar Golf Course, and Venice High School. The area is also the locale of the strand, a strip of public beachfront homes immediately north of the Marina Del Rey entrance channel. The Venice district is noted for its system of canals which are modeled on those of its namesake city in Italy.

The total area of Venice includes more than 2,000 acres of land. Significant land uses include; sixteen percent single family housing, twenty eight percent multiple family housing, and eighteen percent open space. About twenty eight percent of all land is used for public streets and highways. Venice is in the upper population density quadrant in Los Angeles with about 20 persons per gross acre.

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VENICE
GENERALIZED LAND USE



NOT TO SCALE

VENICE COMMUNITY PROFILE

total population
venice
citywide

estimated data (from U.S. Census)

1970	1980	1990
36146	36553	40040
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
42643	46198
3852993	4306564

growth rate

venice
citywide

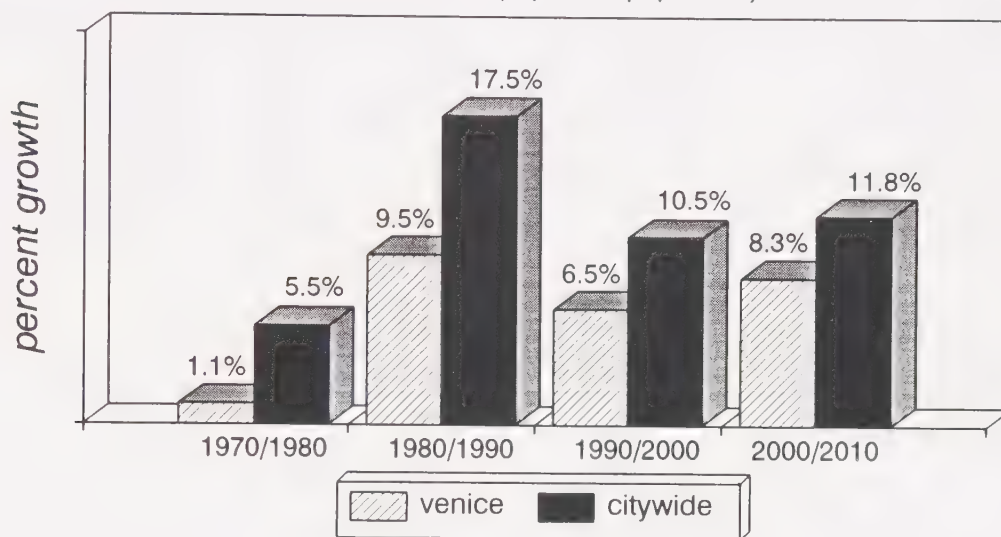
1970 to 1980 1980 to 1990

1.1% 9.5%
5.5% 17.5%

1990 to 2000 2000 to 2010

6.5% 8.3%
10.5% 11.8%

population growth rate comparison (includes group quarters population) **



total households
venice
citywide

1970
14489
1024873

1980
17154
1135491

1990
19152
1203052

2000
20386
1323882

2010
21955
1474514

growth rate

venice
citywide

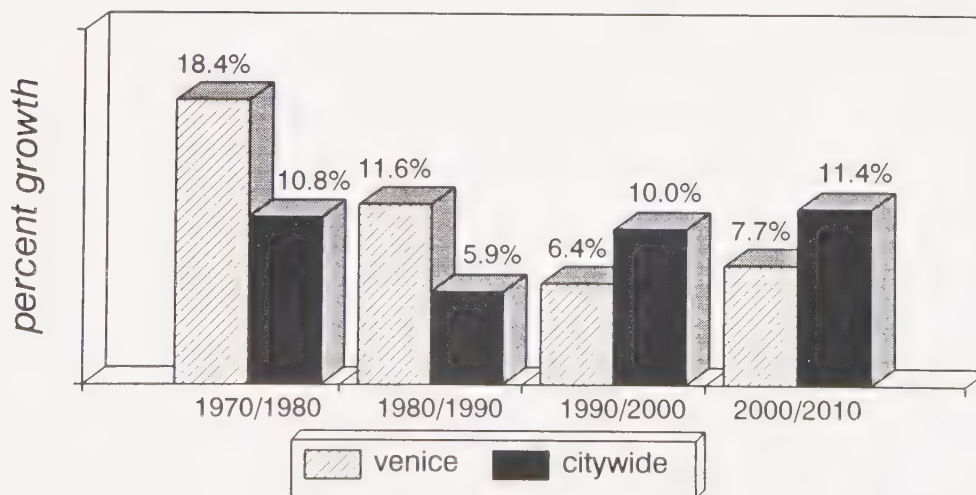
1970 to 1980 1980 to 1990

18.4% 11.6%
10.8% 5.9%

1990 to 2000 2000 to 2010

6.4% 7.7%
10.0% 11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

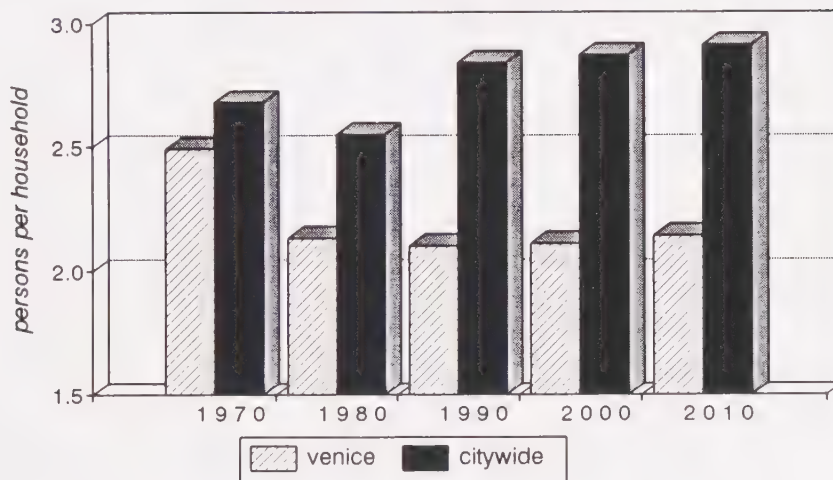
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
venice	2.49	2.13	2.10	2.11	2.14
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison



housing splits / vacancy factors **

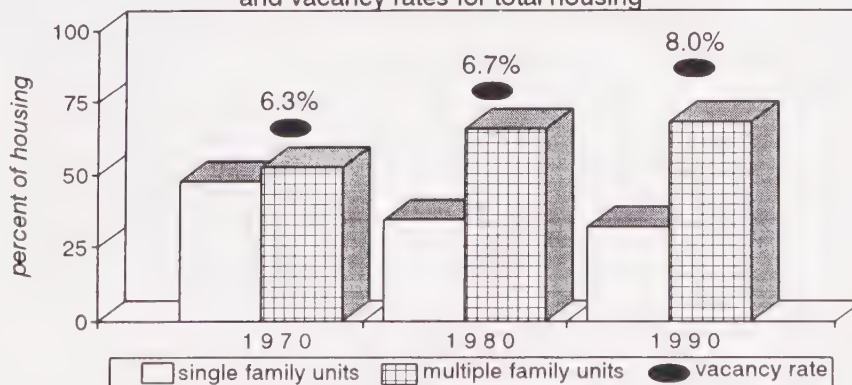
(venice only)

1970 1980 1990

single family dwellings
multiple family dwellings
vacancy rate (total housing)

single family dwellings	48%	34%	32%
multiple family dwellings	52%	66%	68%
vacancy rate (total housing)	6.3%	6.7%	8.0%

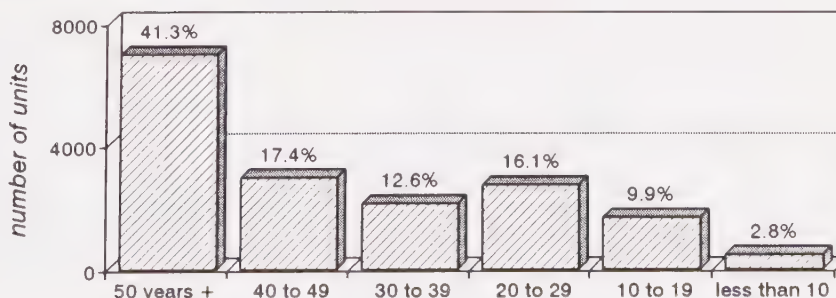
single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing



age of housing as of 1994 ***

total dwellings in
venice
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

VENICE – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

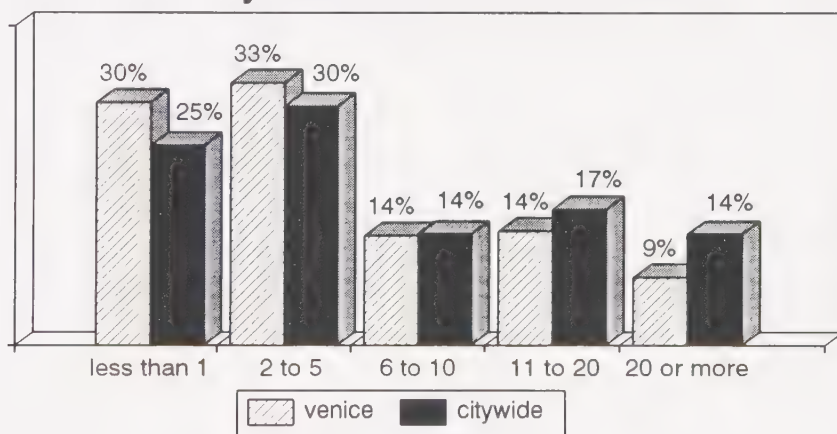
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	46.8%	19.8%	33.3%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
venice	2.6%	6.7%	20.0%	49.3%	21.4%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
venice	6.2%	15.5%	32.7%	22.5%	23.1%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

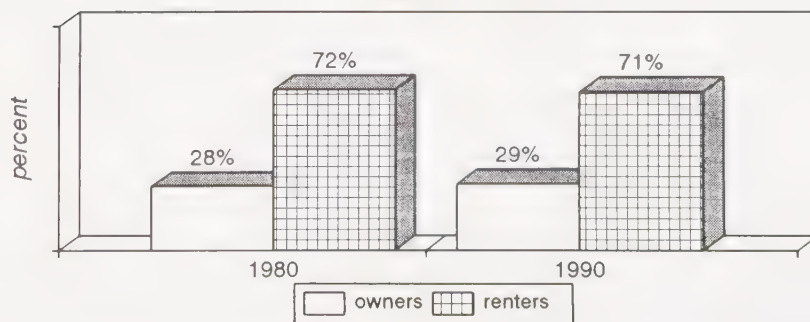
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
venice	30.4%	32.9%	13.8%	14.4%	8.5%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 80% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

1990 census data;

employment (percent) *

females employed	42.7%
males employed	57.3%
employment participation rate	77.3%
(citywide rate)	67.3%

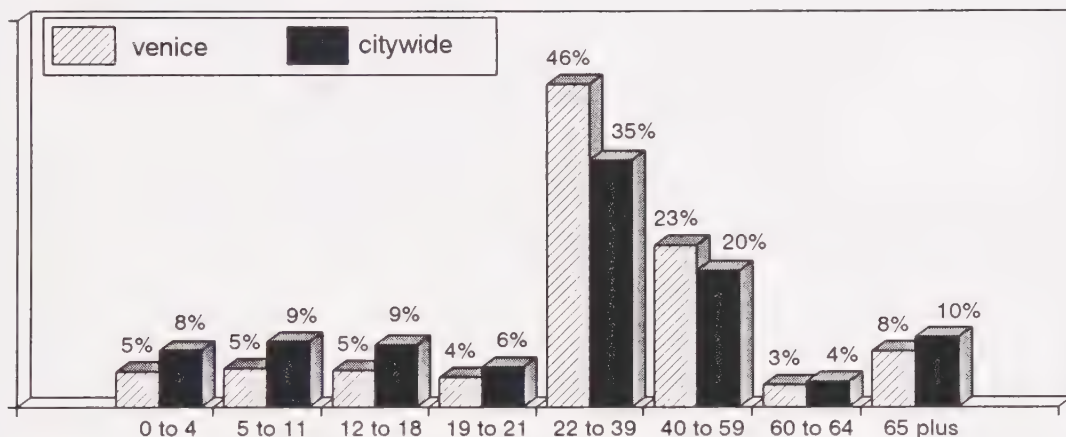
household income (1989) **

average	\$52,468
(citywide)	\$45,701
poverty (percent)	13.4%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
venice	81.8%	67.5%	39.9%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

language and citizenship (percent) ****	foreign language spoken at home			foreign born
	spanish	asian	other language	
venice	15.6%	1.9%	19.7%	23.5%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

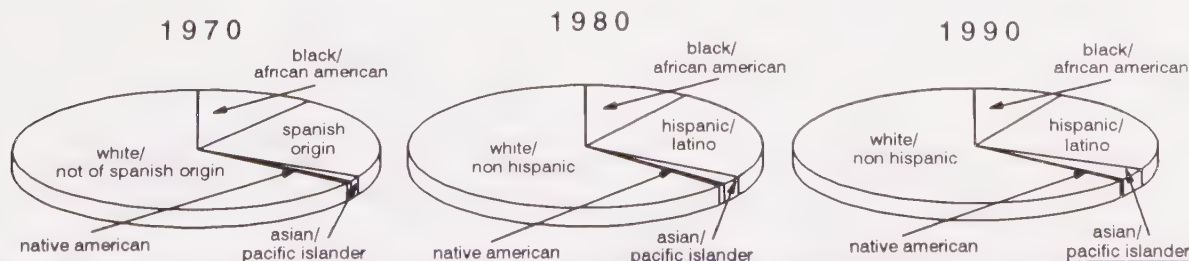
	drive alone	vanpool/carpool	public transit	other means
venice	69.7%	9.8%	6.7%	13.7%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
venice	46.0%	11.2%	17.5%	6.7%	18.6%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	1.2%	2.2%	3.2%
black/african american	10.3%	9.6%	7.8%
hispanic/latino	22.6%	24.0%	24.1%
native american	0.6%	0.7%	0.5%
white-non hispanic	65.2%	63.6%	64.4%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** Census classification of persons of Hispanic origin changed after 1970. Previously described as "spanish origin".

WEST ADAMS-BALDWIN HILLS-LIEMERT PARK

The West Adams-Baldwin Hills-Liemert Park Planning Area is situated at the geographic center of the City Of Los Angeles. Enclosed within its boundaries are S.M. Dorsey High School, Alexander Hamilton High School, Crenshaw High School, the Rancho Cienega Sports Center, and the Baldwin Hills Crenshaw (Village Green) Regional Shopping area. Neighborhoods situated within the Area include both Crenshaw and Hyde Park. West Adams-Baldwin Hills-Liemert Park is bounded by East Wilshire, South Central Los Angeles, the City of Inglewood and Morningside Park, the County unincorporated areas of Windsor Hills, View Park, Ladera Heights, and Baldwin Hills, Culver City, Cheviot Hills and the West Pico-Mid City region of the Wilshire Planning Area.

The planning area covers a total area of 8,250 acres (about 13 square miles). Multiple family housing and single family housing each account for twenty seven percent of total land uses. Public streets and highways also make up twenty seven percent of the total area of West Adams-Baldwin Hills-Liemert Park. The district is the sixth most densely populated area in Los Angeles with 20.5 persons per gross acre and the seventh most densely housed area with eight dwellings per gross acre.

It is five miles to Los Angeles International Airport and six miles to Central City. The Los Angeles Memorial Coliseum is slightly more than three miles from the area at its closest point.

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WEST ADAMS - BALDWIN HILLS - LEIMERT
GENERALIZED LAND USE

↑
N
NOT TO SCALE

WEST ADAMS/BALDWIN HILLS/LEIMERT PARK COMMUNITY PROFILE

total populationwest adams
citywide**estimated data (from U.S. Census)**

1970	1980	1990
159090	151528	169397
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
183533	200981
3852993	4306564

growth ratewest adams
citywide**1970 to 1980 1980 to 1990**

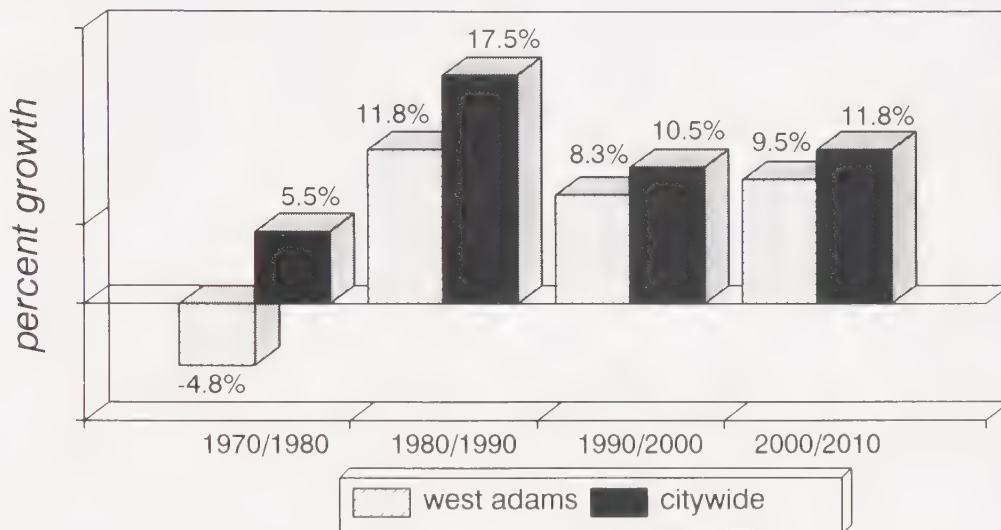
-4.8%	11.8%
5.5%	17.5%

1990 to 2000 2000 to 2010

8.3%	9.5%
10.5%	11.8%

population growth rate comparison

(includes group quarters population) **

**total households**west adams
citywide

1970
62201
1024873

1980
61497
1135491

1990
61955
1203052

2000
65959
1323882

2010
71898
1474514

growth ratewest adams
citywide**1970 to 1980 1980 to 1990**

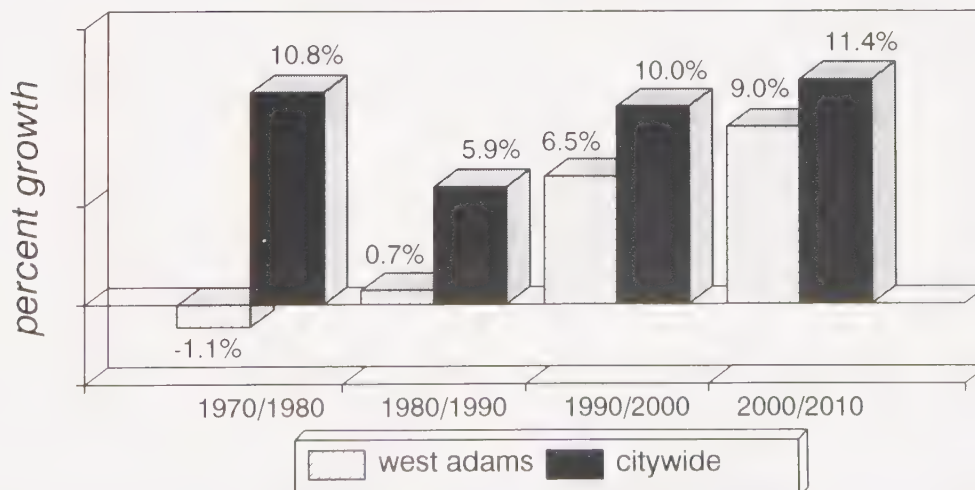
-1.1%	0.7%
10.8%	5.9%

1990 to 2000 2000 to 2010

6.5%	9.0%
10.0%	11.4%

household growth rate comparison

(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

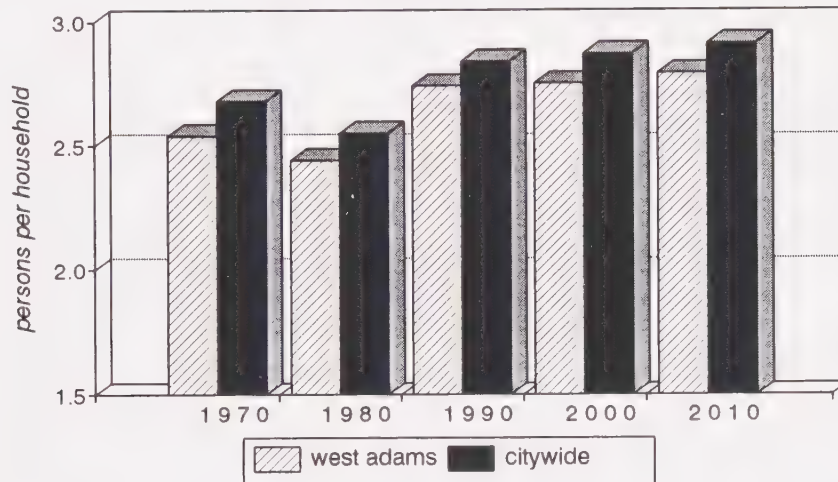
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
west adams	2.54	2.44	2.74	2.75	2.79
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison

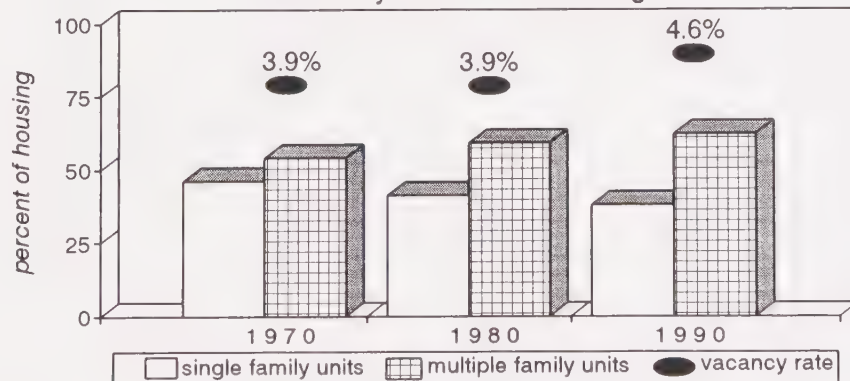


housing splits / vacancy factors **

(west adams only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

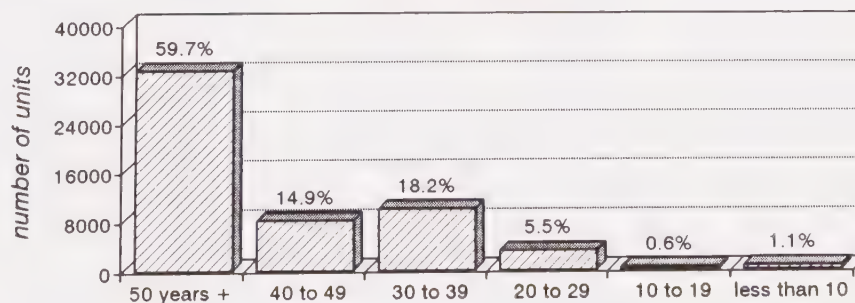
	1970	1980	1990
single family dwellings	46%	41%	38%
multiple family dwellings	54%	59%	62%
vacancy rate (total housing)	3.9%	3.9%	4.6%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing

age of housing as of 1994 ***

total dwellings in
west adams
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

WEST ADAMS – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

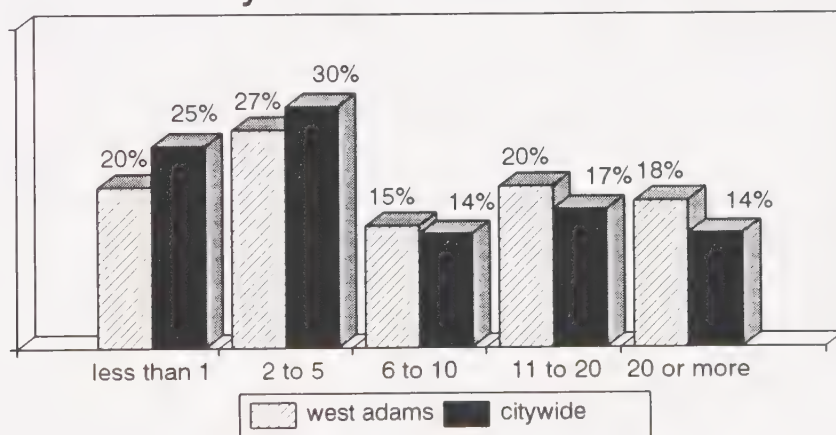
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	49.8%	18.6%	31.6%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
west adams	18.6%	52.3%	18.1%	9.6%	1.5%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
west adams	15.8%	40.7%	37.8%	4.5%	1.3%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

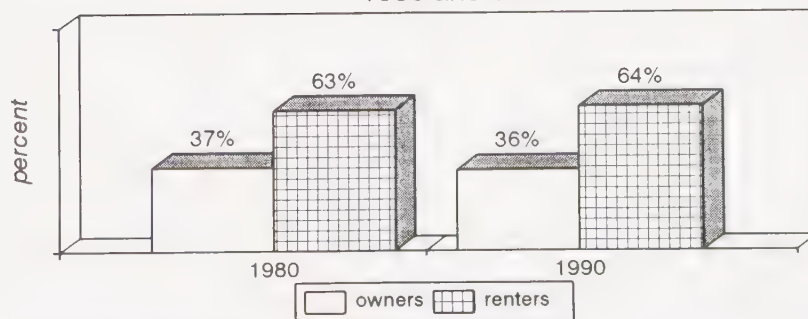
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
west adams	19.5%	27.4%	15.2%	19.7%	18.2%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

WEST ADAMS – COMMUNITY PROFILE

SOCIO/DEMOGRAPHICS

Page D.29.6

1990 census data;

employment (percent) *

females employed	49.5%
males employed	50.5%
employment participation rate	63.8%
(citywide rate)	67.3%

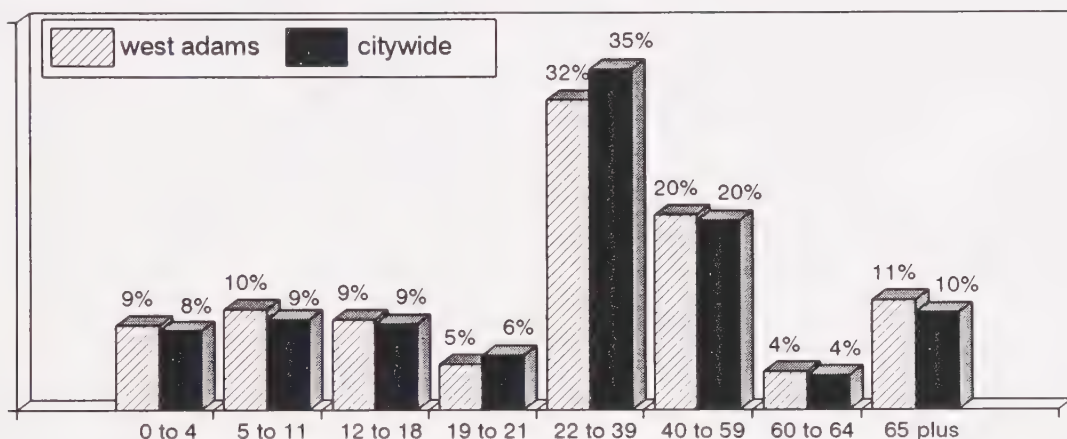
household income (1989) **

average	\$30,958
(citywide)	\$45,701
poverty (percent)	20.8%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
west adams	67.3%	44.6%	15.3%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

west adams	23.2%	3.7%	2.6%	28.6%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

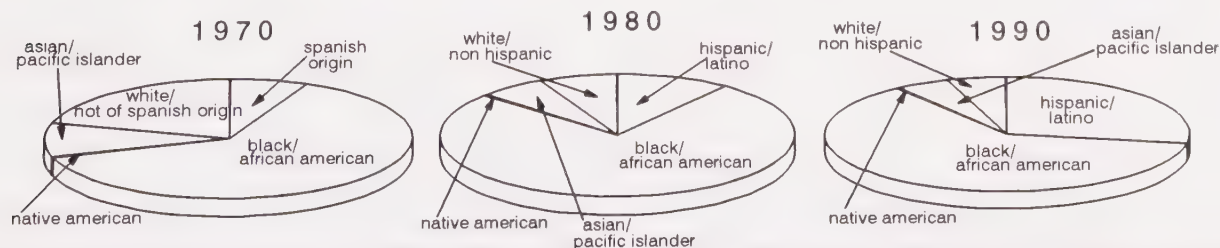
	drive alone	vanpool/ carpool	public transit	other means
west adams	66.0%	16.4%	12.7%	4.9%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
west adams	34.4%	19.8%	17.6%	22.2%	6.1%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	9.2%	6.0%	4.8%
black/african american	63.3%	75.9%	61.9%
hispanic/latino	6.8%	10.5%	27.9%
native american	0.3%	0.4%	0.2%
white-non hispanic	20.5%	7.1%	5.2%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.

***** The definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

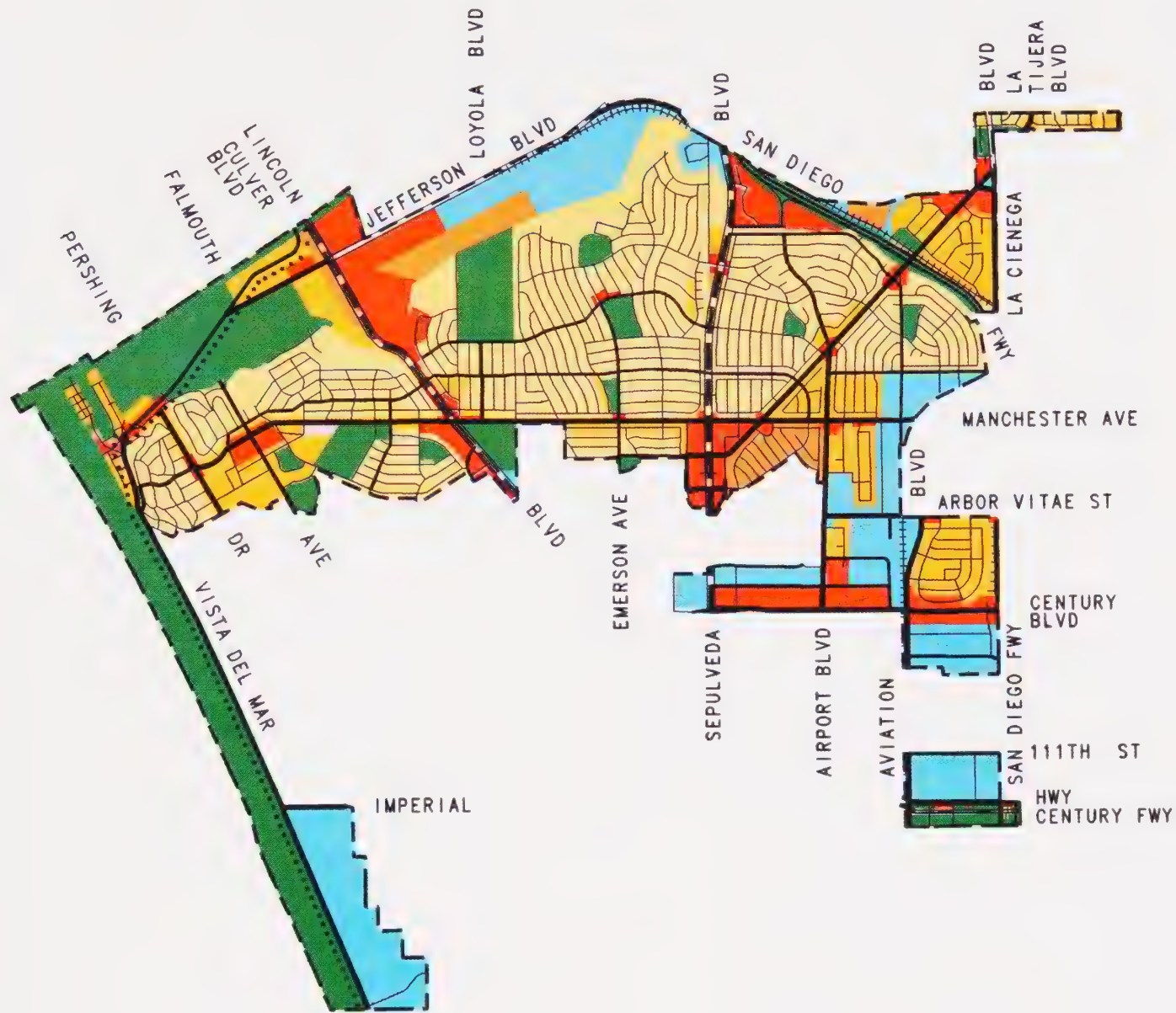
WESTCHESTER-PLAYA DEL REY

Westchester-Playa Del Rey, the site of Los Angeles International Airport is located at the southern extreme of the westside of Los Angeles. The Area is surrounded by Playa Vista, a planned community on the site of the old Hughes Airport, Culver City, the City of Inglewood, the Lennox region of unincorporated Los Angeles County, the Cities of Hawthorne and El Segundo, the Pacific Ocean along Dockweiler State Beach, and Marina Del Rey. The driving distance to Westwood Village is about seven and a half miles. Downtown Los Angeles is twelve miles to the northeast. The Westchester Golf Course, Loyola Marymount University, and Westchester High School are all located in the Planning District. The Hyperion treatment plant and Scattergood steam plant are both sited south of the airport in the state beach area.

The total land area of Westchester-Playa Del Rey is more than 5,700 acres (nine square miles). Significant land uses include; twenty seven percent single family housing, twelve percent multiple family housing, fourteen percent industrial, and fourteen percent open space. About 21% is used for public streets and highways. At less than five and a half persons per acre, Westchester-Playa Del Rey is among the lowest density Community Areas in Los Angeles.

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WESTCHESTER - PLAYA DEL REY GENERALIZED LAND USE


 N
 NOT TO SCALE

WESTCHESTER/PLAYA DEL REY COMMUNITY PROFILE

total population
westchester
citywide

estimated data (from U.S. Census)

1970	1980	1990
54163	43743	48003
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
54431	62306
3852993	4306564

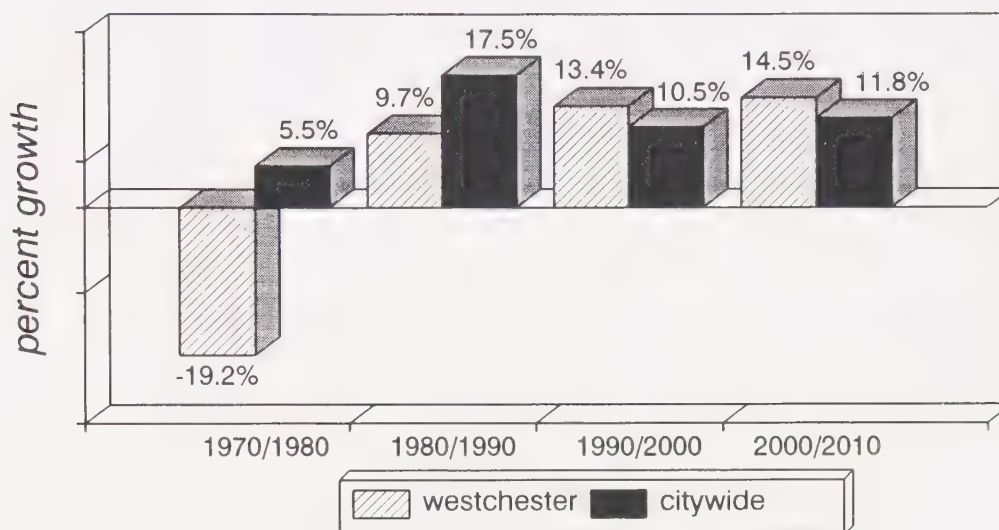
growth rate
westchester
citywide

1970 to 1980	1980 to 1990
-19.2%	9.7%
5.5%	17.5%

1990 to 2000	2000 to 2010
13.4%	14.5%
10.5%	11.8%

population growth rate comparison

(includes group quarters population) **



total households
westchester
citywide

1970	1980	1990
18668	18366	20433
1024873	1135491	1203052

1970	1980	1990
18668	18366	20433
1024873	1135491	1203052

2000	2010
23563	26771
1323882	1474514

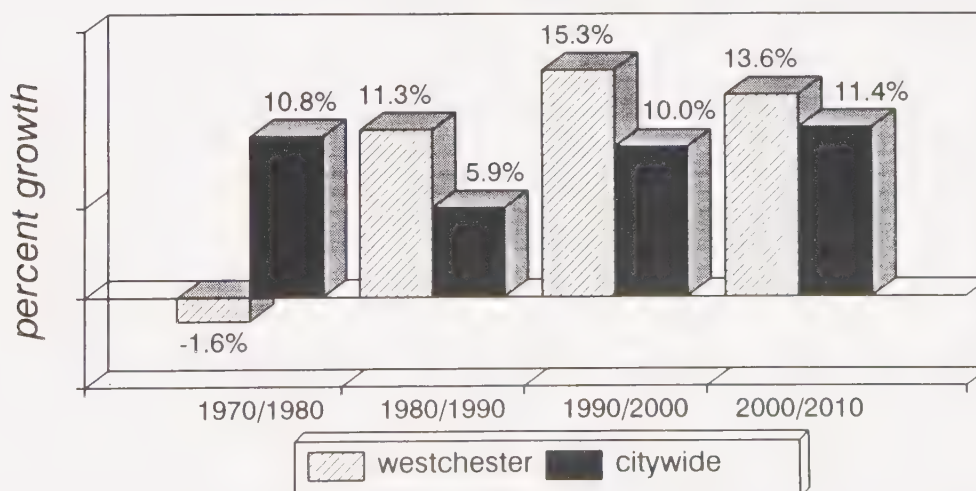
growth rate
westchester
citywide

1970 to 1980	1980 to 1990
-1.6%	11.3%
10.8%	5.9%

1990 to 2000	2000 to 2010
15.3%	13.6%
10.0%	11.4%

household growth rate comparison

(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

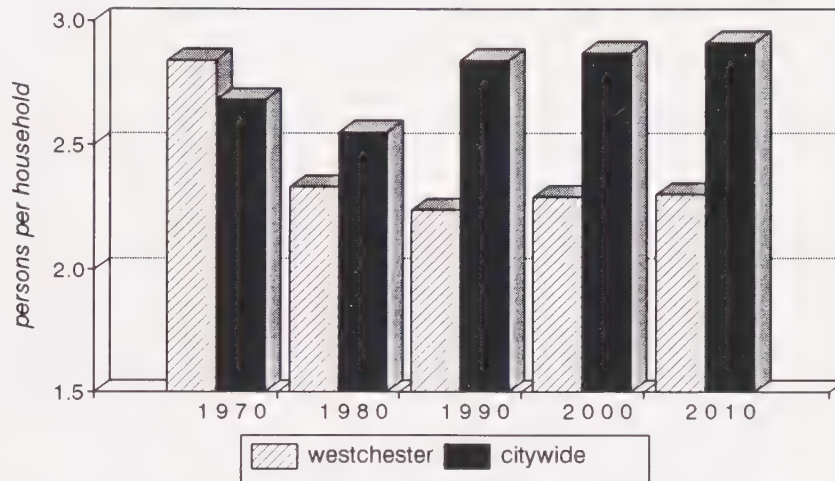
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
westchester	2.84	2.33	2.24	2.29	2.30
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison

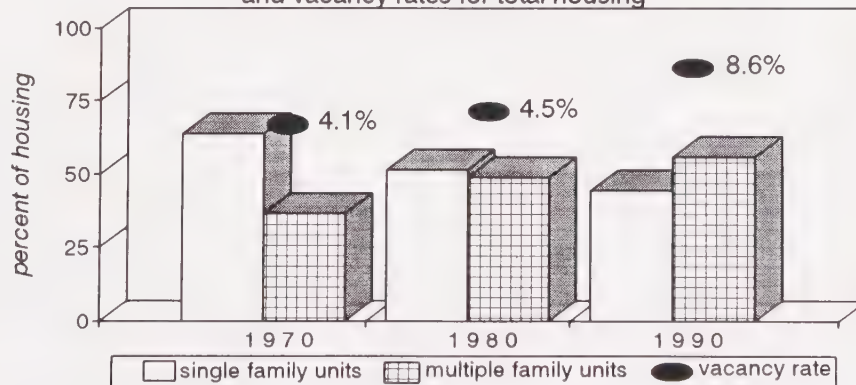


housing splits / vacancy factors **

(westchester only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

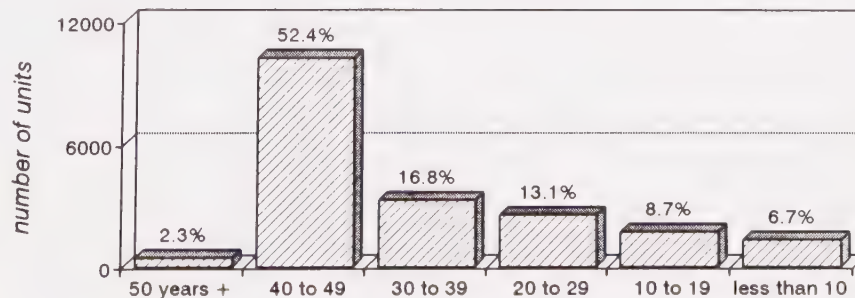
	1970	1980	1990
single family dwellings	64%	51%	44%
multiple family dwellings	36%	49%	56%
vacancy rate (total housing)	4.1%	4.5%	8.6%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing

age of housing as of 1994 ***

total dwellings in
westchester
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors PAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

WESTCHESTER – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

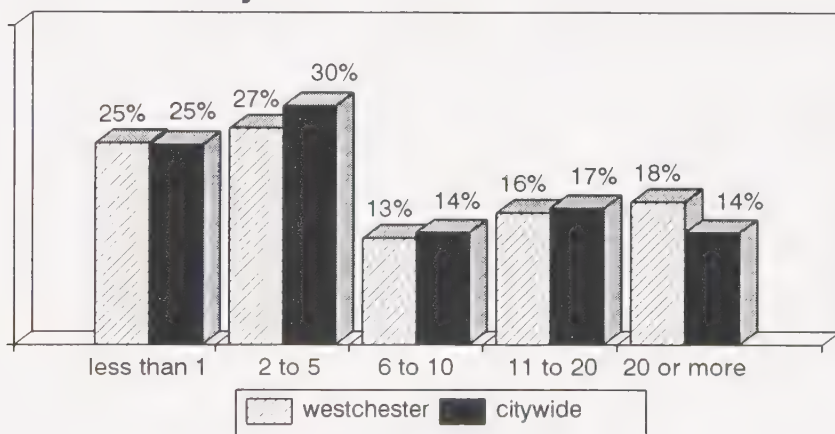
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	52.9%	22.2%	24.9%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
westchester	1.1%	4.7%	20.3%	56.8%	17.1%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
westchester	1.7%	9.8%	39.8%	28.4%	20.3%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

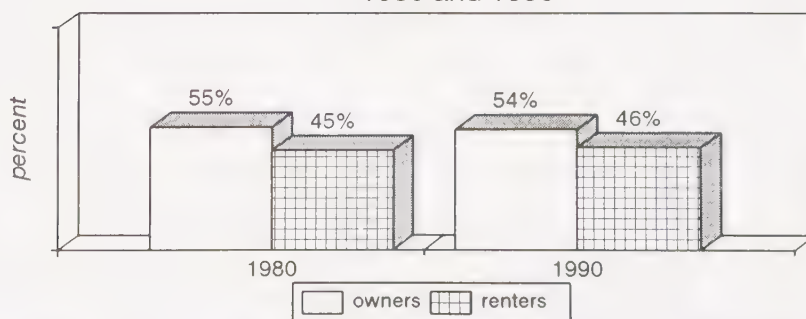
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
westchester	25.3%	27.2%	13.3%	16.5%	17.8%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

1990 census data;

employment (percent) *

females employed	47.9%
males employed	52.1%
employment participation rate	72.9%
(citywide rate)	67.3%

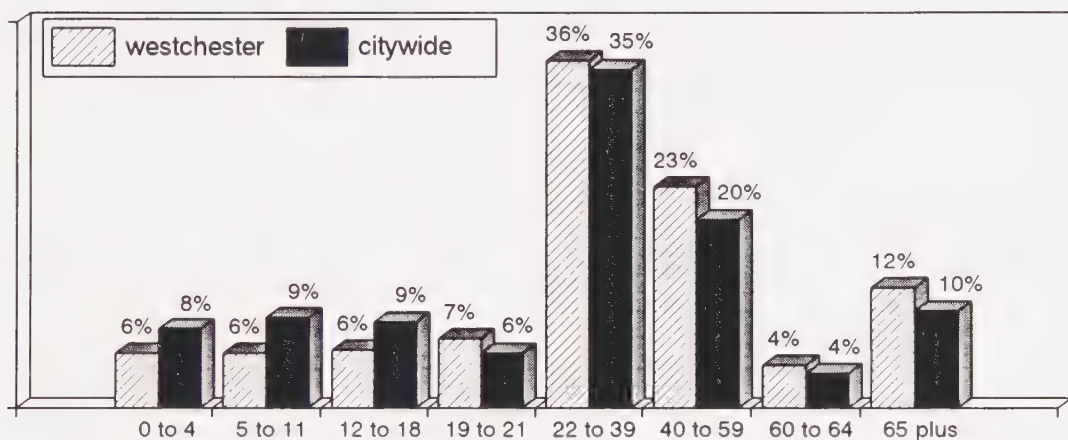
household income (1989) **

average	\$59,214
(citywide)	\$45,701
poverty (percent)	6.2%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
westchester	90.9%	72.7%	42.6%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	foreign language spoken at home	foreign born
	spanish asian other language	
westchester	9.2%	18.9%
citywide	24.3%	44.9%

means of transportation to work (percent) *****

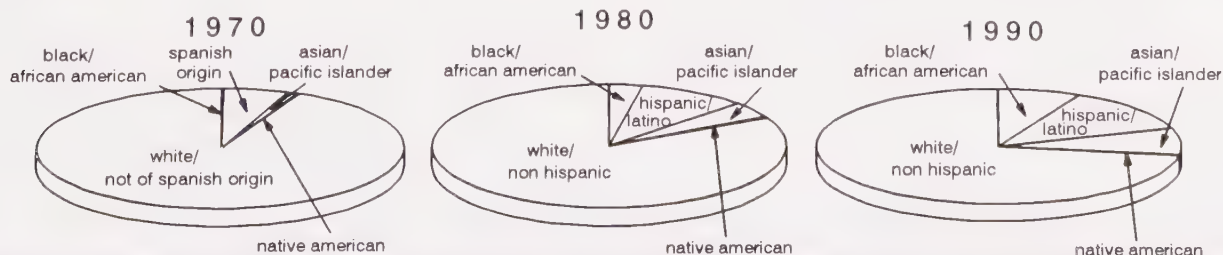
	drive alone	vanpool/ carpool	public transit	other means
westchester	78.6%	9.7%	2.1%	9.6%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
westchester	35.2%	17.4%	29.0%	5.3%	13.2%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	1.0%	4.1%	7.6%
black/african american	0.1%	3.0%	7.3%
hispanic/latino	5.7%	10.0%	12.6%
native american	0.2%	0.4%	0.3%
white-non hispanic	93.1%	82.5%	72.3%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household

***** any number of persons or families.

***** (Hispanic persons changed after 1970. Previously described as "spanish origin".

WESTLAKE

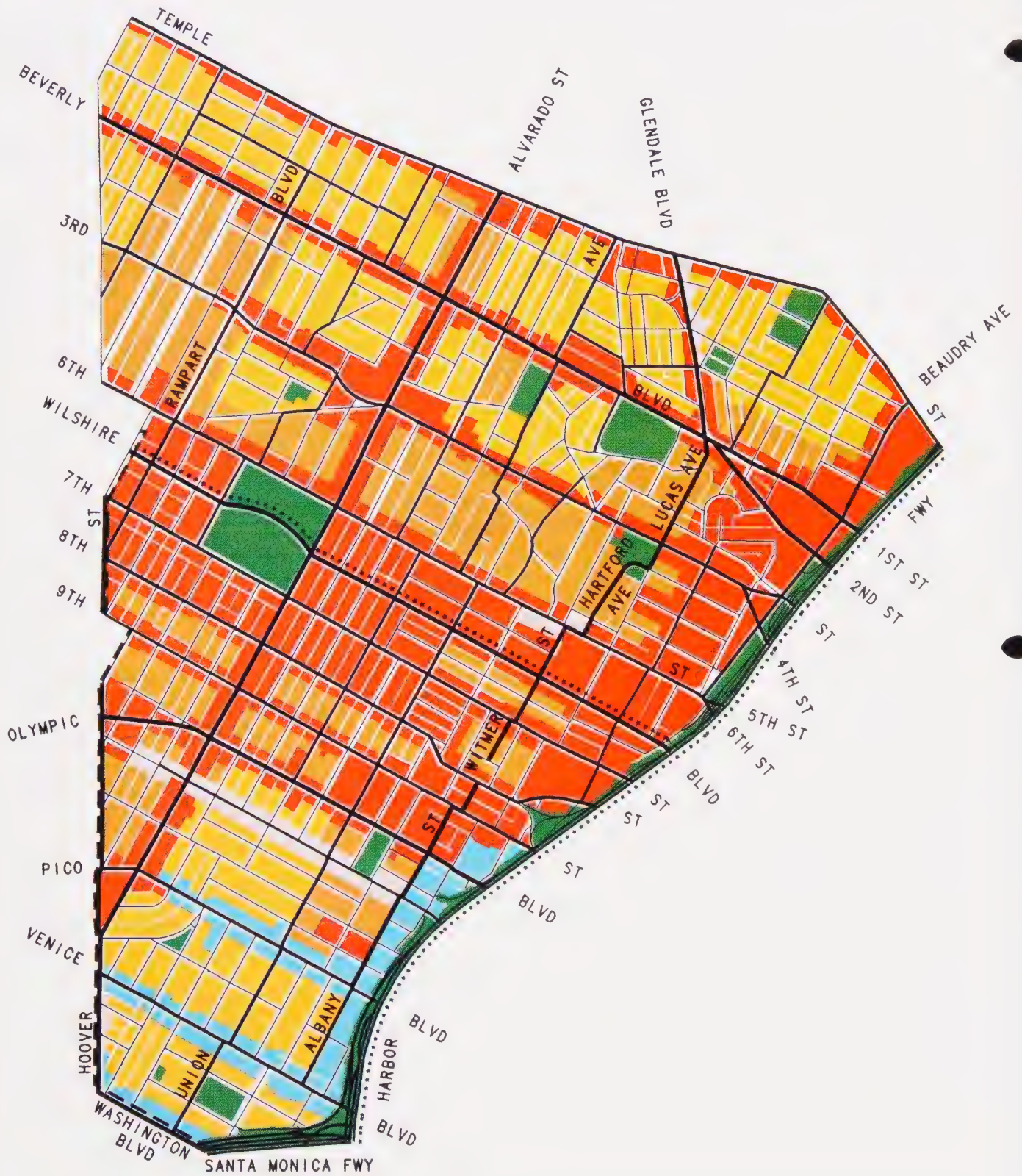
The Westlake Planning Area is located about two miles west of downtown Los Angeles. It is surrounded by Silverlake-Echo Park, Central City, Trinity Park, Adams, and East Wilshire. Westlake is the locale of Central City West, a planned mixed use community, MacArthur Park, Belmont and Loretto High Schools, the southern regional headquarters of the Pacific Coast Stock Exchange, and the Greater Los Angeles Area Chamber of Commerce. Two major freeway interchanges lie within the districts boundaries.

The total area includes less than 2,000 acres (three square miles) of land. Significant land uses include twenty nine percent commercial and thirty two percent multiple family housing. Even though less than a third of the total land area is used for residential purposes, Westlake houses the highest number of persons per acre in the entire city. This density, more than fifty persons per acre exceeds 32,000 persons per square mile. By way of comparison, New York City houses 24,000 persons and San Francisco about 15,000 persons per square mile.

One third of all land in the area is used for public streets and highways. More than ninety percent of the population of 103,000 persons lives in multiple family housing.

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WESTLAKE
GENERALIZED LAND USE



NOT TO SCALE

WESTLAKE COMMUNITY PROFILE

total population
westlake
citywide

estimated data (from U.S. Census)

1970	1980	1990
67473	89224	106972
2811801	2966850	3485398

projections (from SCAG) *

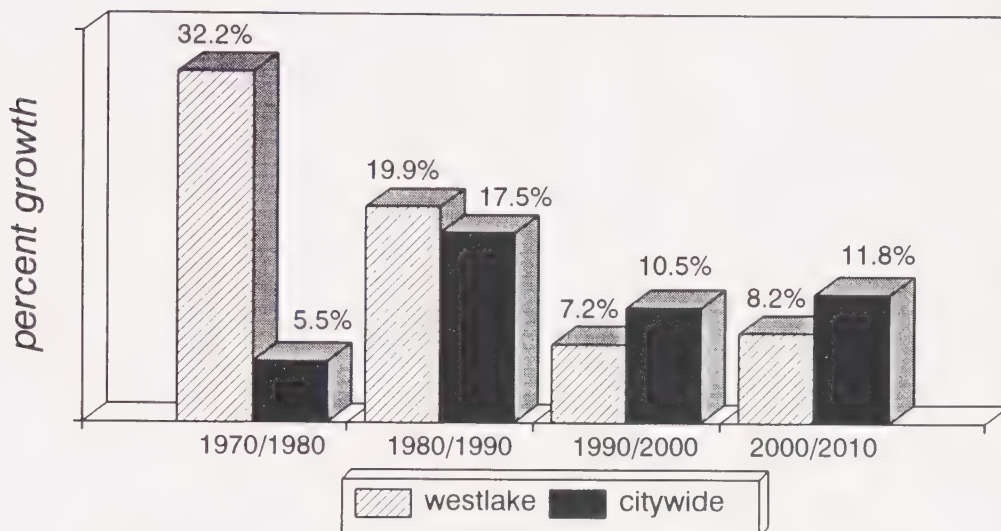
2000	2010
114640	124040
3852993	4306564

growth rate
westlake
citywide

1970 to 1980	1980 to 1990
32.2%	19.9%
5.5%	17.5%

1990 to 2000	2000 to 2010
7.2%	8.2%
10.5%	11.8%

population growth rate comparison (includes group quarters population) **



total households
westlake
citywide

1970
34931
1024873

1980
34083
1135491

1990
31840
1203052

2000
34474
1323882

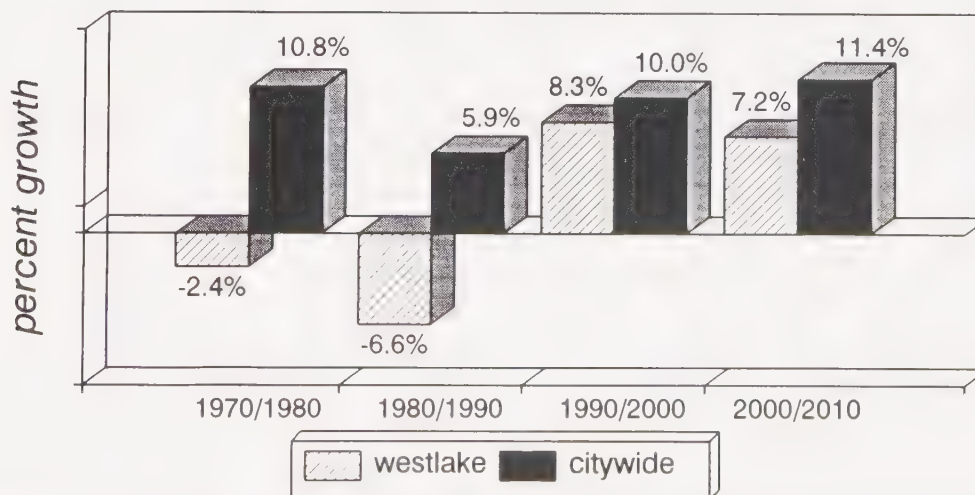
2010
36973
1474514

growth rate
westlake
citywide

1970 to 1980	1980 to 1990
-2.4%	-6.6%
10.8%	5.9%

1990 to 2000	2000 to 2010
8.3%	7.2%
10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

household size

(persons per dwelling unit) *

westlake
citywide

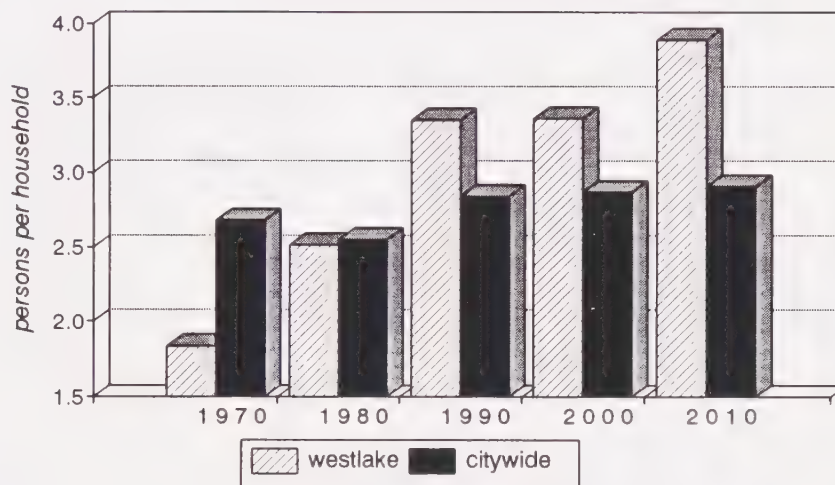
estimated data (from U.S. Census)

1970	1980	1990
1.84	2.52	3.35
2.68	2.55	2.84

projections (from SCAG)

2000	2010
3.36	3.89
2.87	2.91

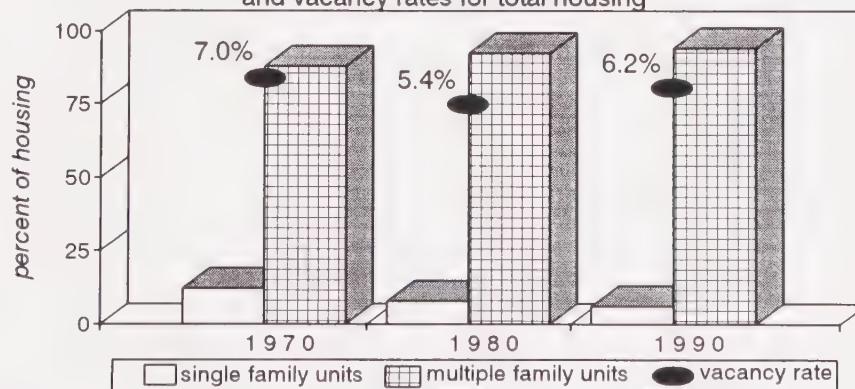
household size comparison

housing splits / vacancy factors **

(westlake only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

1970	1980	1990
12%	8%	6%
88%	92%	94%
7.0%	5.4%	6.2%

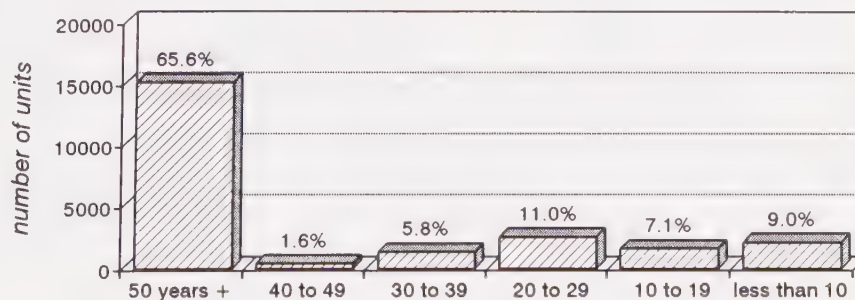
single family dwelling units, multiple family dwelling units,
and vacancy rates for total housingage of housing as of 1994 ***

total dwellings in

westlake

(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors UPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

WESTLAKE – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

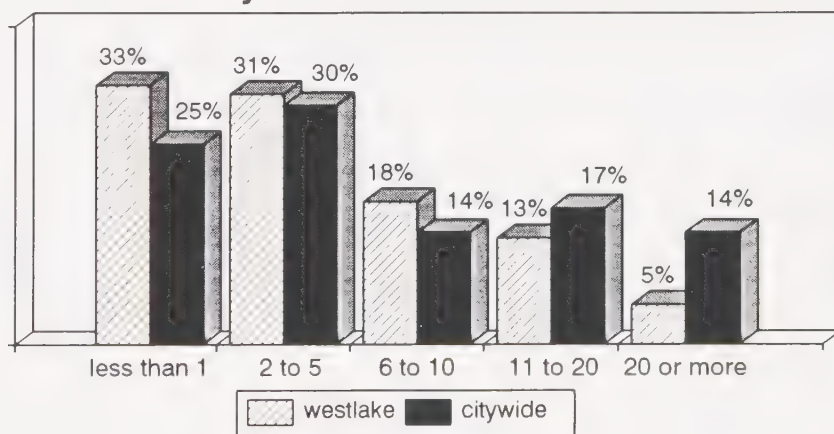
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	49.2%	17.7%	33.1%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
westlake	15.0%	42.5%	30.0%	9.8%	2.7%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
westlake	20.0%	52.8%	23.8%	2.9%	0.4%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

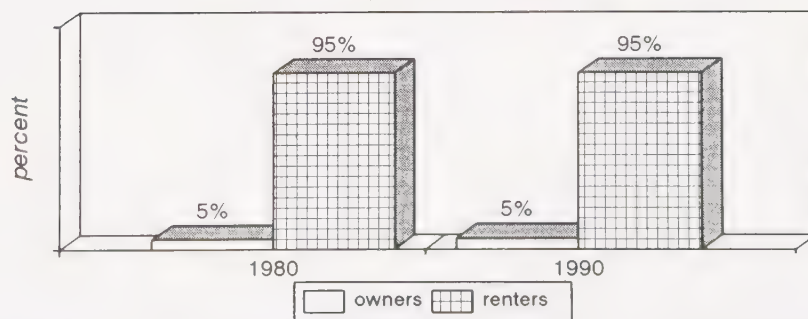
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
westlake	32.6%	31.4%	17.8%	13.3%	4.9%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters 1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

1990 census data;

employment (percent) *

females employed	38.3%
males employed	61.7%
employment participation rate	68.4%
(citywide rate)	67.3%

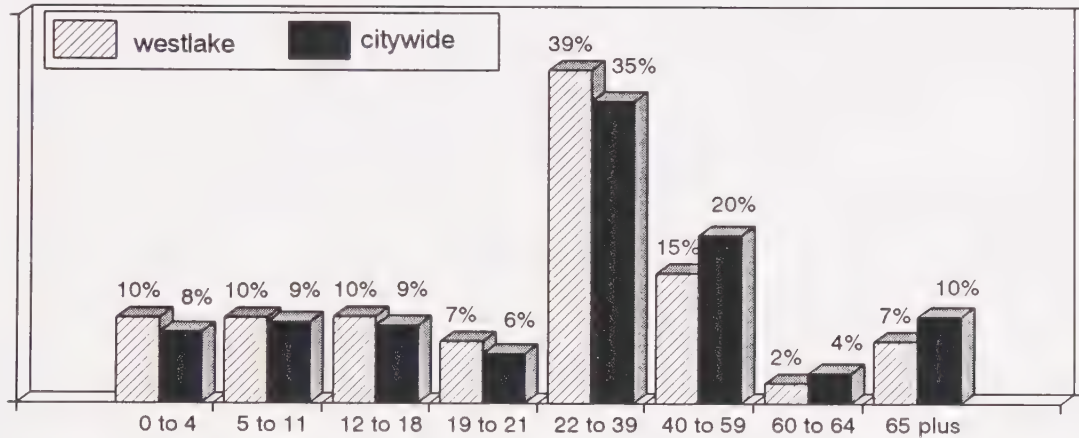
household income (1989) **

average	\$21,179
(citywide)	\$45,701
poverty (percent)	36.5%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
westlake	35.9%	21.8%	8.8%
citywide	67.0%	47.8%	23.0%

age of the
general
population



language and citizenship (percent) ****

westlake	71.7%	12.3%	1.5%	85.3%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

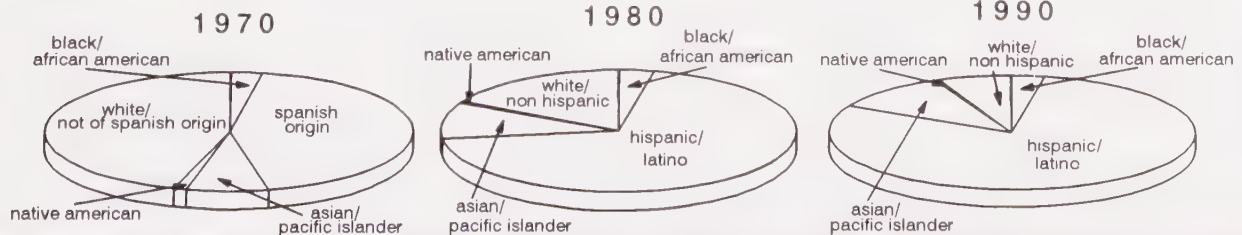
	drive alone	vanpool/ carpool	public transit	other means
westlake	30.8%	17.4%	39.6%	12.2%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
westlake	29.4%	27.1%	12.8%	20.6%	10.1%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	7.1%	9.5%	10.7%
black/african american	2.7%	3.2%	2.9%
hispanic/latino	43.9%	69.8%	79.7%
native american	1.1%	0.6%	0.3%
white-non hispanic	45.2%	17.0%	6.5%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household may contain any number of persons or families.

***** The percentage of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

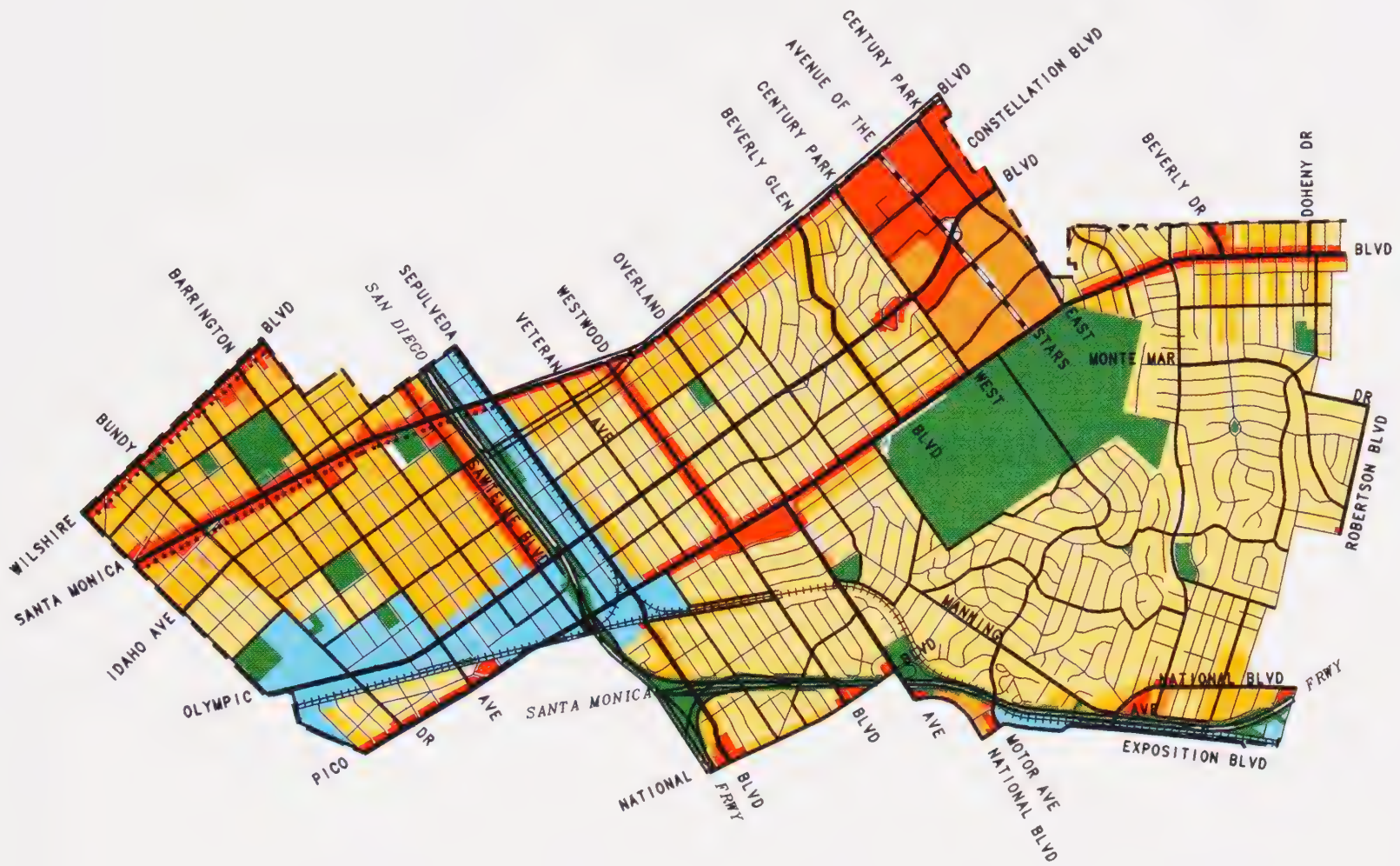
WEST LOS ANGELES-CENTURY CITY-RANCHO PARK

The West Los Angeles-Century City-Ranch Park Community Planning Area is located on the westside of Los Angeles east of the City of Santa Monica. The Area is situated amid Westwood, Beverly Hills, West Pico, West Adams, Culver City, Palms, Mar Vista, the City of Santa Monica, Brentwood, and the Sawtelle Veterans Administration Hospital and National Cemetery. Located within area boundaries are Century Square, the Hillcrest Country Club, Rancho Park Golf Course, 20th Century Fox Studios, the Westside Pavilion, and University High School. Also sited within the district's boundaries is the West Los Angeles City Administrative Center.

West Los Angeles-Century City-Ranch Park lies about eleven miles west of downtown and seven miles north of International Airport. The driving distance to Westwood Village is about two miles.

The total area of West Los Angeles-Century City-Rancho Park is more than 4,550 acres (seven square miles). Significant land uses include; thirty two percent single family housing, sixteen percent multiple family housing, and eleven percent open space. About twenty six percent of all land is used for public streets and highways.

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7july95



WEST LOS ANGELES
GENERALIZED LAND USE

↑
N
NOT TO SCALE

WEST LOS ANGELES/CENTURY CITY/RANCHO PARK COMMUNITY PROFILE

total population
west los angeles
citywide

estimated data (from U.S. Census)

1970	1980	1990
65667	62747	68062
2811801	2966850	3485398

projections (from SCAG) *

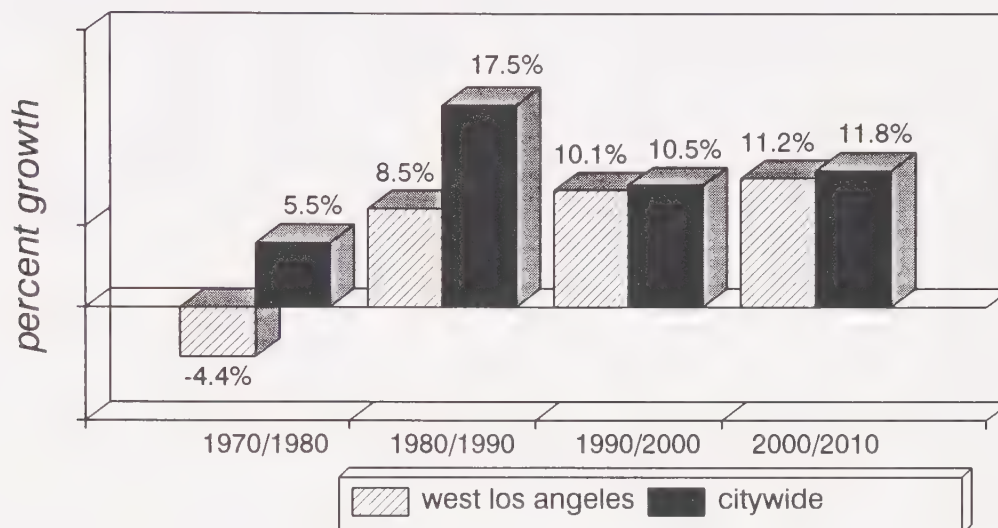
2000	2010
74952	83331
3852993	4306564

growth rate
west los angeles
citywide

1970 to 1980	1980 to 1990
-4.4%	8.5%
5.5%	17.5%

1990 to 2000	2000 to 2010
10.1%	11.2%
10.5%	11.8%

population growth rate comparison (includes group quarters population) **



total households
west los angeles
citywide

1970	1980	1990
28720	31094	33256
1024873	1135491	1203052

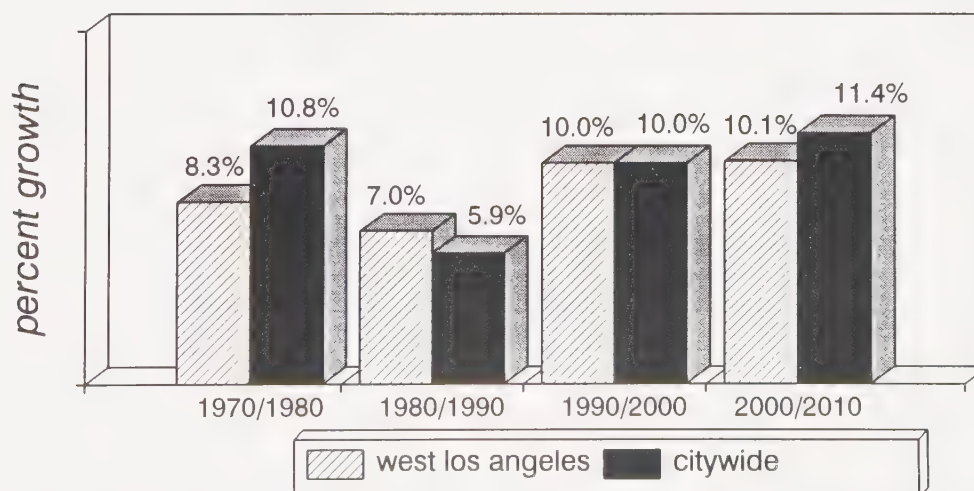
2000	2010
36598	40309
1323882	1474514

growth rate
west los angeles
citywide

1970 to 1980	1980 to 1990
8.3%	7.0%
10.8%	5.9%

1990 to 2000	2000 to 2010
10.0%	10.1%
10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

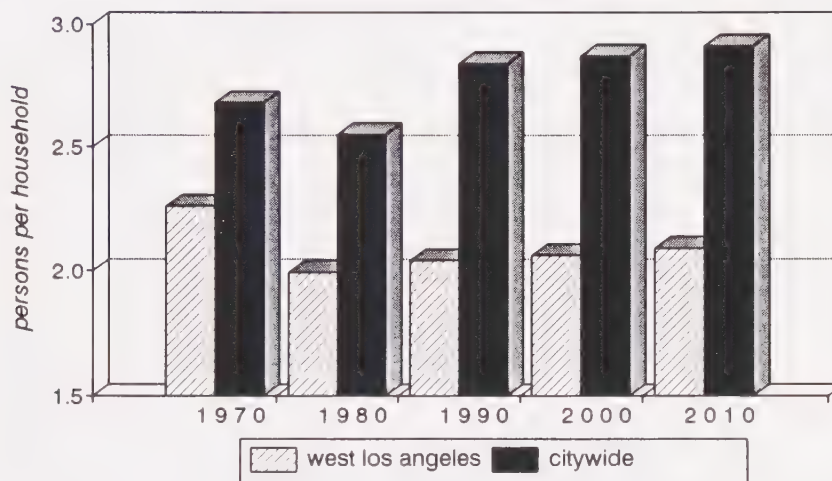
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
west los angeles	2.26	1.99	2.04	2.06	2.09
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison



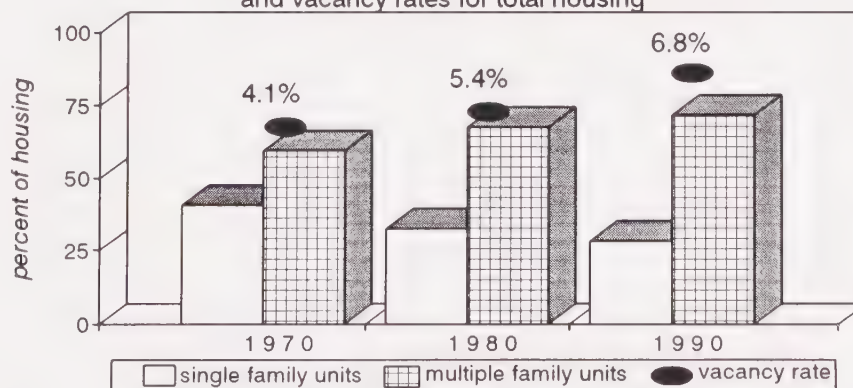
housing splits / vacancy factors **

(west los angeles only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

	1970	1980	1990
single family dwellings	41%	32%	28%
multiple family dwellings	59%	68%	72%
vacancy rate (total housing)	4.1%	5.4%	6.8%

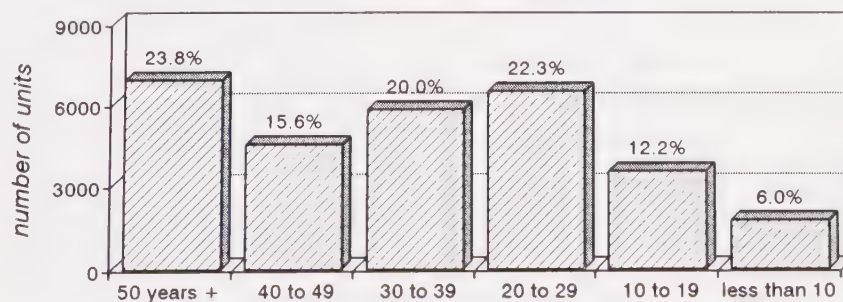
single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing



age of housing as of 1994 ***

total dwellings in
west los angeles
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors' Automated Land Use Planning and Management Subsystem) file. File date is mid 1994.

WEST LOS ANGELES – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

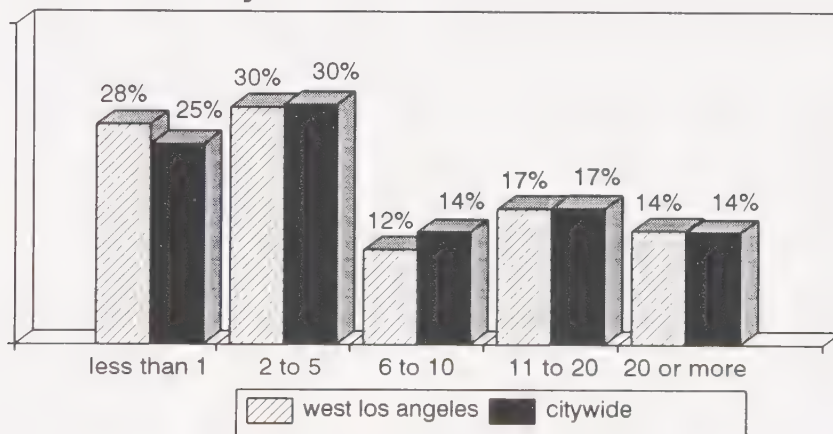
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	56.7%	15.0%	28.3%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
west los angeles	1.5%	2.9%	8.1%	35.6%	51.9%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
west los angeles	2.2%	11.9%	37.6%	24.6%	23.7%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

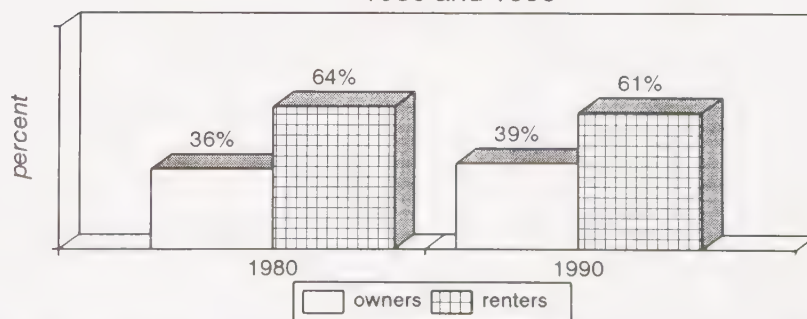
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
west los angeles	27.5%	29.6%	11.8%	16.9%	14.2%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure (ownership status)

owners/renters 1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

WEST LOS ANGELES – COMMUNITY PROFILE SOCIO/DEMOGRAPHICS

Page D.32.6

1990 census data;

employment (percent) *

females employed	47.2%
males employed	52.8%
employment participation rate	70.1%
(citywide rate)	67.3%

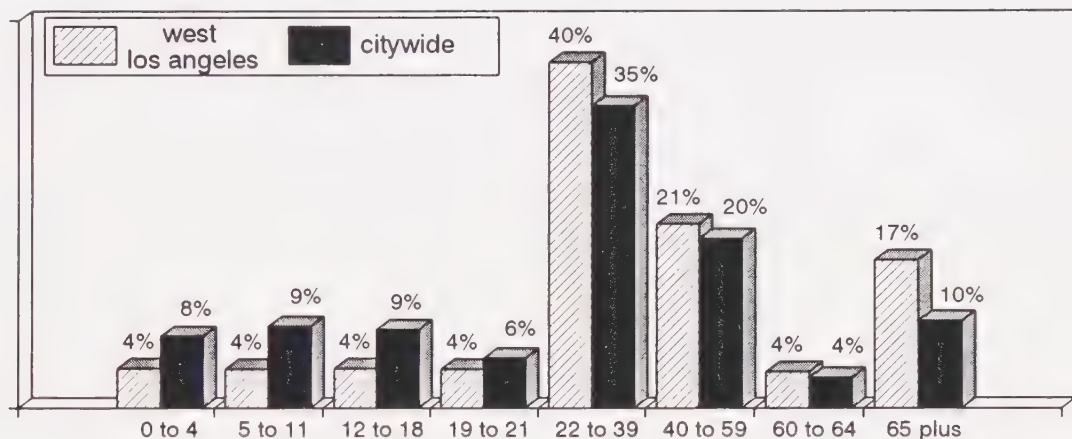
household income (1989) **

average	\$62,913
(citywide)	\$45,701
poverty (percent)	8.8%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
west los angeles	89.3%	74.1%	47.5%
citywide	67.0%	47.8%	23.0%

age of the
general
population



language and citizenship (percent) ****

	foreign language spoken at home	foreign born
west los angeles	spanish 10.8% asian 7.9% other language 13.9%	32.3%
citywide	spanish 24.3% asian 6.0% other language 5.6%	44.9%

means of transportation to work (percent) *****

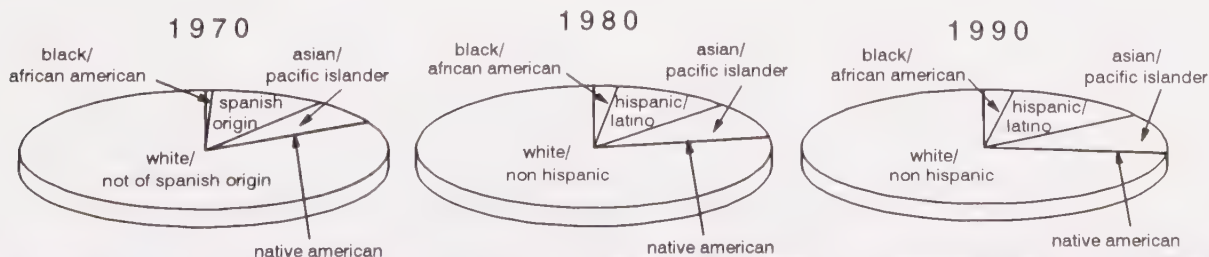
	drive alone	vanpool/carpool	public transit	other means
west los angeles	73.3%	9.2%	5.9%	11.7%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
west los angeles	43.3%	12.7%	25.5%	3.8%	14.7%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	6.6%	9.3%	11.2%
black/african american	0.6%	2.2%	2.6%
hispanic/latino	10.2%	10.7%	12.8%
native american	0.1%	0.3%	0.2%
white-non hispanic	82.6%	77.5%	73.1%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).

*** Only persons 25 years or older are included in this calculation.

**** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

***** Total workers 16 years of age or older. Includes military personnel.

Adult person acknowledged as representing the household in response to census questionnaire. Household

includes persons of all ages and number of persons or families.

Some persons changed after 1970. Previously described as "spanish origin".

WESTWOOD

Westwood, one of the signature regions of Los Angeles is situated immediately west of the City of Beverly Hills. The Community Area is surrounded by the Bel Air Estates, Beverly Hills, Century City, West Los Angeles, the Brentwood region of the Brentwood-Pacific Palisades Planning District, Sawtelle and the Federal Veterans Administration Hospital and National Cemetery. Sited within the district's boundaries are the University of California at Los Angeles, Westwood Village, and the Los Angeles Country Club. The area is situated about twelve and one half miles due west of downtown Los Angeles and nine miles north of Los Angeles International Airport.

The total land area of Westwood is 2,550 acres (four square miles). Significant land uses include; thirty one percent single family housing, thirteen percent multiple family housing, and thirty one percent in public use. About twenty percent of the land is devoted to public streets and highways.

Westwood boasts the fourth highest incomes and third highest education levels in the City. Nearly sixty percent of all persons aged twenty five or older hold a bachelors degree and almost twenty eight percent possess a graduate degree or professional certificate.

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7july95



WESTWOOD
GENERALIZED LAND USE



NOT TO SCALE

WESTWOOD COMMUNITY PROFILE

total population

westwood
citywide

estimated data (from U.S. Census)

1970	1980	1990
33770	34534	41297
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
44921	49605
3852993	4306564

growth rate

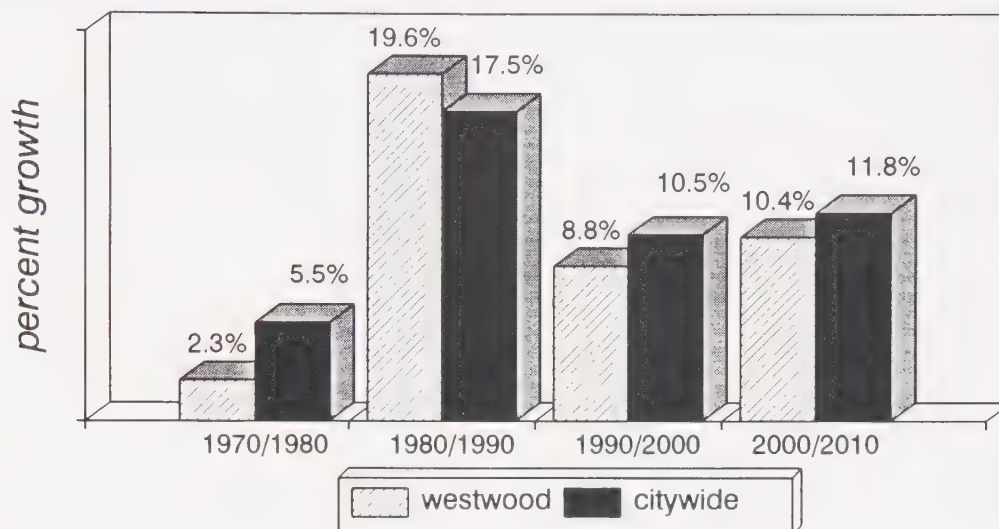
westwood
citywide

1970 to 1980	1980 to 1990
2.3%	19.6%
5.5%	17.5%

1990 to 2000	2000 to 2010
8.8%	10.4%
10.5%	11.8%

population growth rate comparison

(includes group quarters population) **



total households

westwood
citywide

1970	1980	1990
13243	15127	16923
1024873	1135491	1203052

2000	2010
19311	21331
1323882	1474514

growth rate

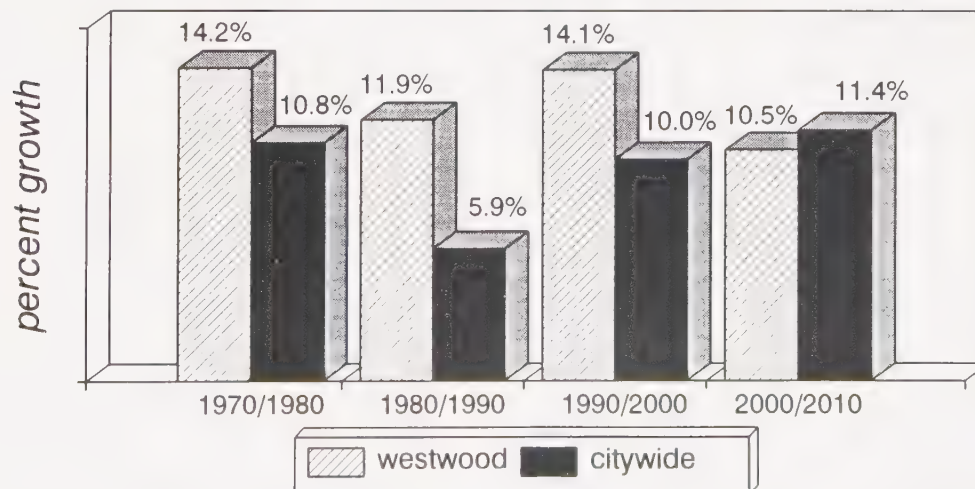
westwood
citywide

1970 to 1980	1980 to 1990
14.2%	11.9%
10.8%	5.9%

1990 to 2000	2000 to 2010
14.1%	10.5%
10.0%	11.4%

household growth rate comparison

(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

household size

(persons per dwelling unit) *

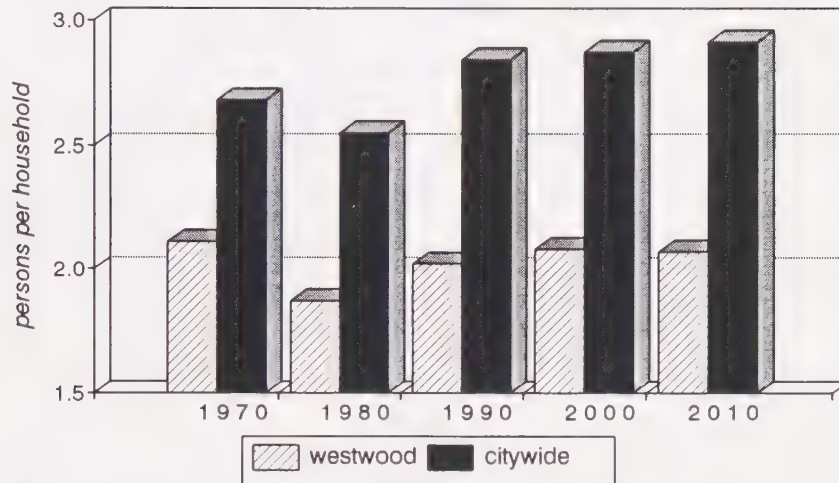
westwood
citywide

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
westwood	2.11	1.87	2.02	2.08	2.07
citywide	2.68	2.55	2.84	2.87	2.91

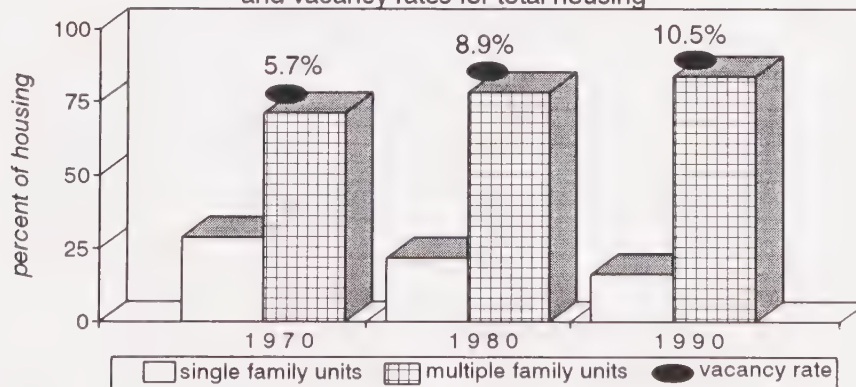
household size comparison

housing splits / vacancy factors **

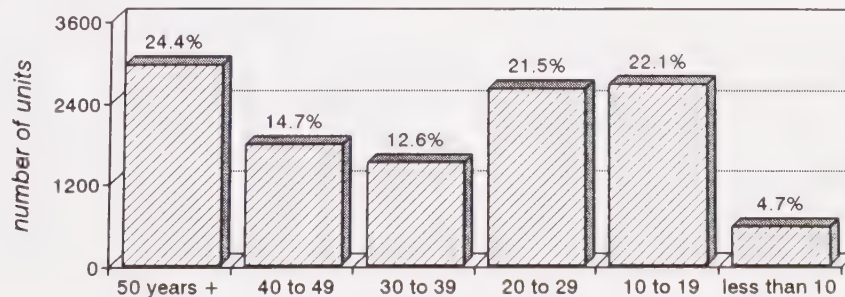
(westwood only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

	1970	1980	1990
single family dwellings	29%	22%	16%
multiple family dwellings	71%	78%	84%
vacancy rate (total housing)	5.7%	8.9%	10.5%

single family dwelling units, multiple family dwelling units,
and vacancy rates for total housingage of housing as of 1994 ***total dwellings in
westwood
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors (WPA/IG Land Use Planning and Management Subsystem) file. File date is mid 1994.

WESTWOOD – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

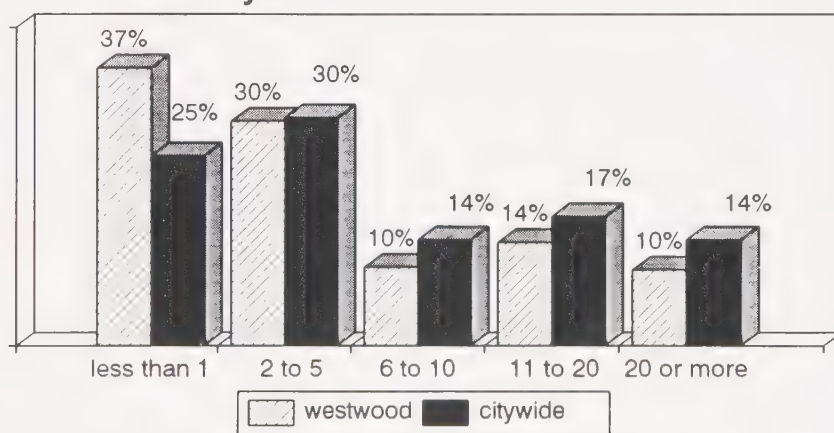
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	51.8%	19.0%	29.3%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
westwood	0.4%	0.6%	2.1%	9.9%	87.0%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
westwood	1.0%	5.2%	18.5%	27.2%	48.1%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

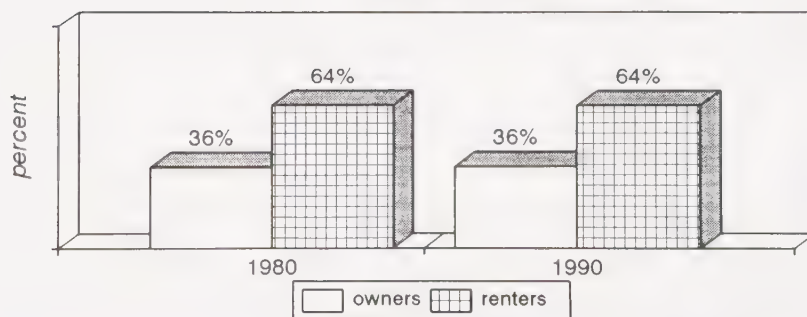
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
westwood	36.6%	29.5%	10.3%	13.6%	9.9%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

WESTWOOD – COMMUNITY PROFILE SOCIO/DEMOGRAPHICS

Page D.33.6

1990 census data;

employment (percent) *

females employed	46.9%
males employed	53.1%
employment participation rate	59.1%
(citywide rate)	67.3%

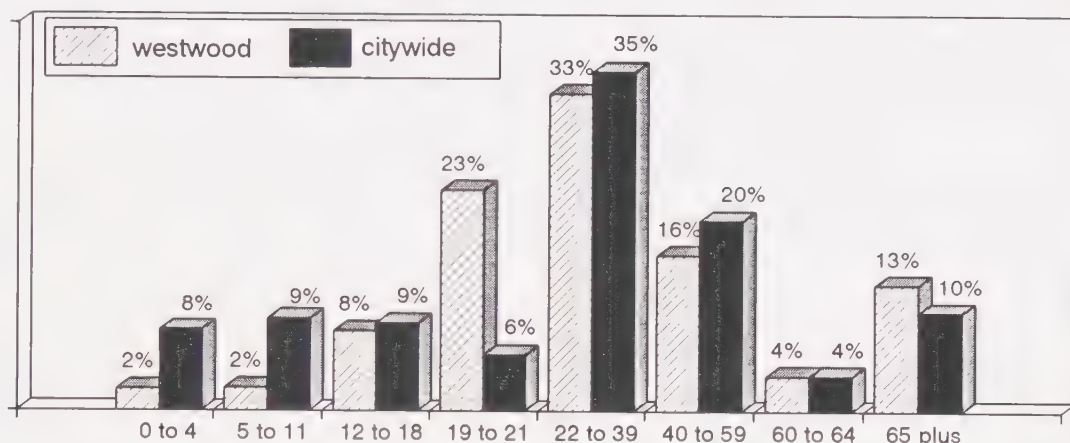
household income (1989) **

average	\$81,056
(citywide)	\$45,701
poverty (percent)	23.1%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
westwood	93.8%	82.0%	59.4%
citywide	67.0%	47.8%	23.0%

age of the
general
population



language and citizenship (percent) ****

	spanish	foreign born	other language	
westwood	5.3%	9.4%	12.4%	26.0%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

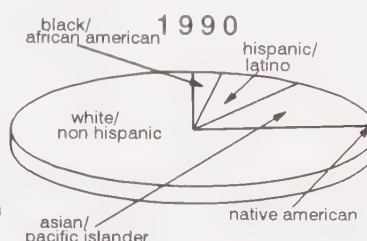
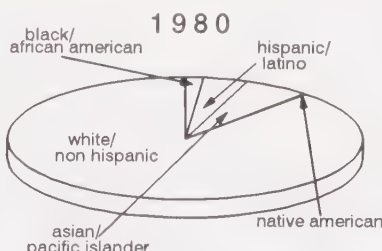
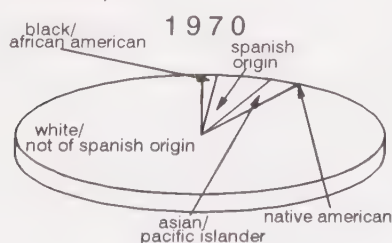
	drive alone	vanpool/ carpool	public transit	other means
westwood	60.2%	5.9%	3.5%	30.3%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
westwood	43.7%	8.2%	23.0%	2.2%	22.9%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	2.6%	6.1%	13.7%
black/african american	1.2%	1.6%	2.5%
hispanic/latino	4.9%	4.0%	7.2%
native american	0.2%	0.2%	0.3%
white-non hispanic	91.1%	88.2%	76.4%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.
* Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.
** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population). Only persons 25 years or older are included in this calculation.
*** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).
**** Includes military personnel.
***** Included as representing the household in response to census questionnaire. Household includes all persons or families.
***** Persons of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

WILMINGTON-HARBOR CITY

The Wilmington-Harbor Community Planning Area is surrounded by the Torrance section of Harbor Gateway, the City of Carson and the County unincorporated area immediately west of Carson, the City of Long Beach, the Ports of Los Angeles and Long Beach, Capitol Canyon, the City of Rolling Hills Estates, the City of Lomita, and the City of Torrance.

The district is the site of Los Angeles Harbor College, Narbonne High School, Phineas Banning High School, Harbor Regional Park and Golf Course, Machado Lake, and a United States naval reservation. Wilmington-Harbor City is about twenty miles south of downtown Los Angeles and fifteen miles south-southeast of Los Angeles International Airport.

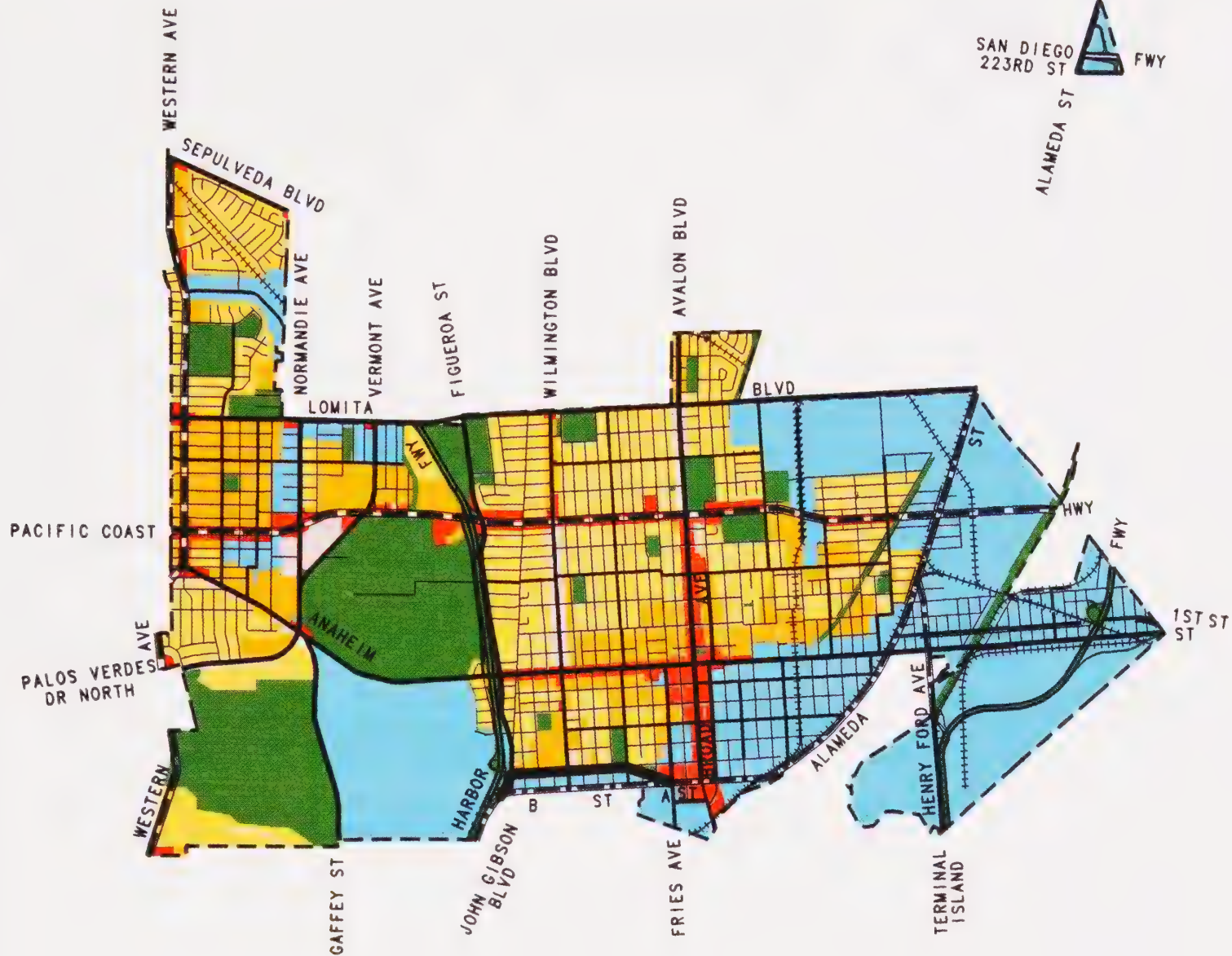
The total land area of the district is about ten square miles (almost 6,500 gross acres). Significant uses include; nineteen percent single family housing, thirty one percent industrial, and fourteen percent open space. Approximately eighteen percent of the total area is dedicated to public streets and highways.

Wilmington-Harbor City has a resident population of about 72,000 persons. Like neighboring San Pedro, approximately fifty five percent of the population resides in multiple family housing.

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7july95

WILMINGTON - HARBOR CITY GENERALIZED LAND USE



NOT TO SCALE

WILMINGTON/HARBOR CITY COMMUNITY PROFILE

total population
wilmington
citywide

estimated data (from U.S. Census)

1970	1980	1990
51147	60438	74073
2811801	2966850	3485398

projections (from SCAG) *

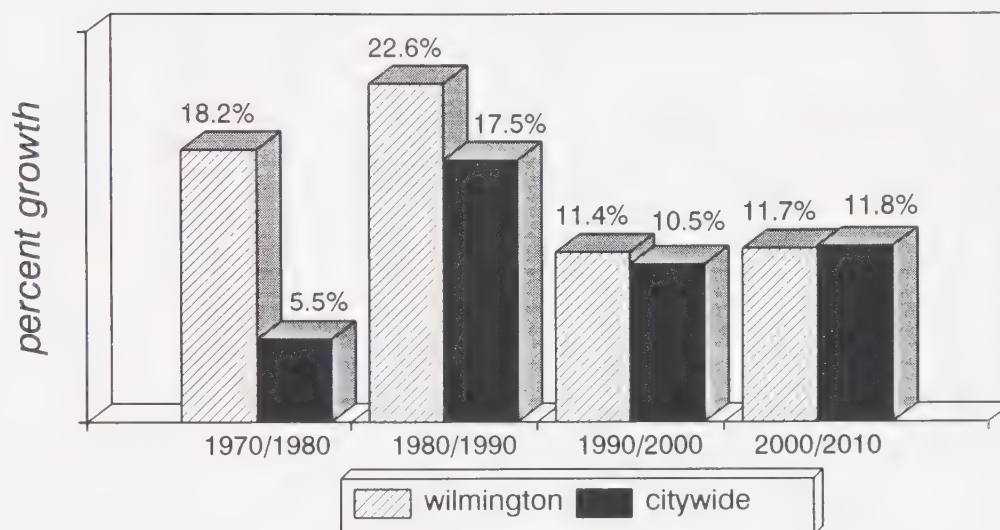
2000	2010
82518	92168
3852993	4306564

growth rate
wilmington
citywide

1970 to 1980	1980 to 1990
18.2%	22.6%
5.5%	17.5%

1990 to 2000	2000 to 2010
11.4%	11.7%
10.5%	11.8%

population growth rate comparison (includes group quarters population) **



total households
wilmington
citywide

1970
15639
1024873

1980
19230
1135491

1990
21607
1203052

2000
23562
1323882

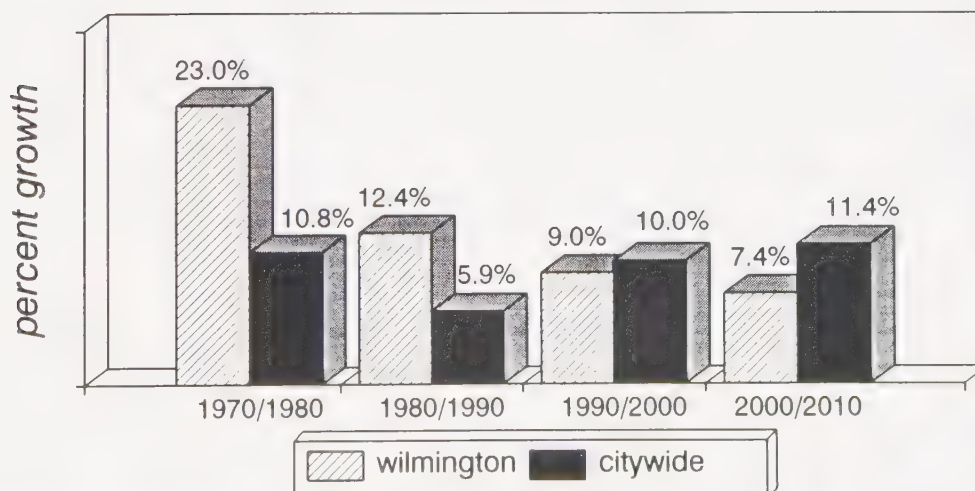
2010
25311
1474514

growth rate
wilmington
citywide

1970 to 1980	1980 to 1990
23.0%	12.4%
10.8%	5.9%

1990 to 2000	2000 to 2010
9.0%	7.4%
10.0%	11.4%

household growth rate comparison (occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

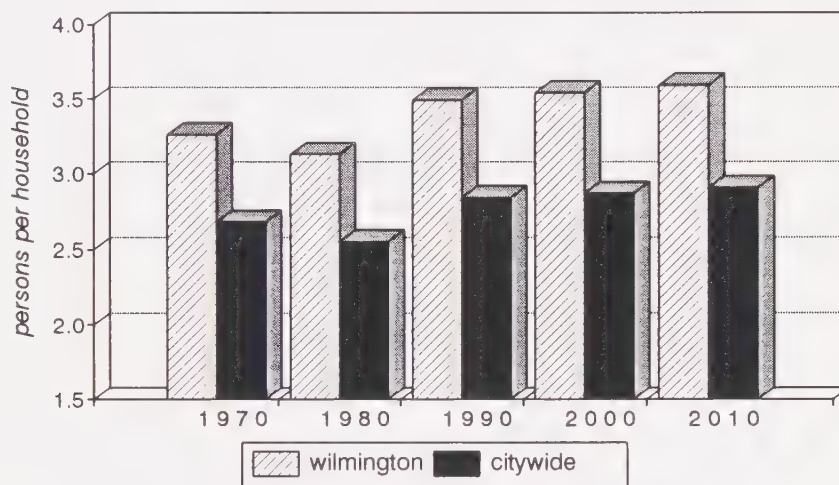
household size
(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

	1970	1980	1990	2000	2010
wilmington	3.26	3.13	3.49	3.54	3.59
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison



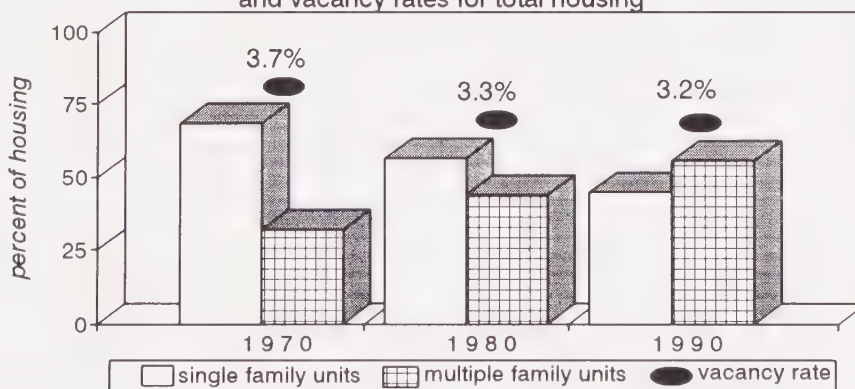
housing splits / vacancy factors **

(wilmington only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

	1970	1980	1990
single family dwellings	68%	56%	45%
multiple family dwellings	32%	44%	55%
vacancy rate (total housing)	3.7%	3.3%	3.2%

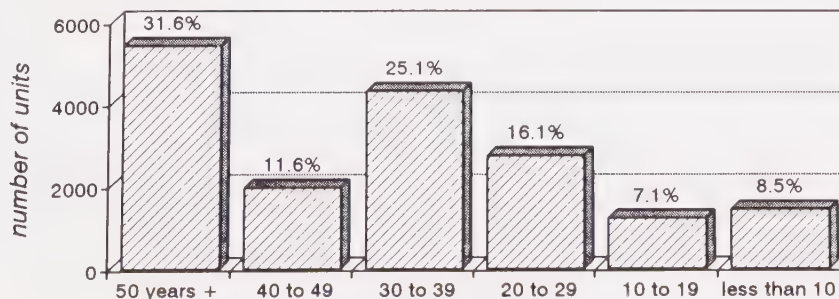
single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing



age of housing as of 1994 ***

total dwellings in
wilmington
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors Information and the Planning and Management Subsystem) file. File date is mid 1994.

WILMINGTON – COMMUNITY PROFILE

HOUSING and OCCUPANCY FACTORS

1990 census data;

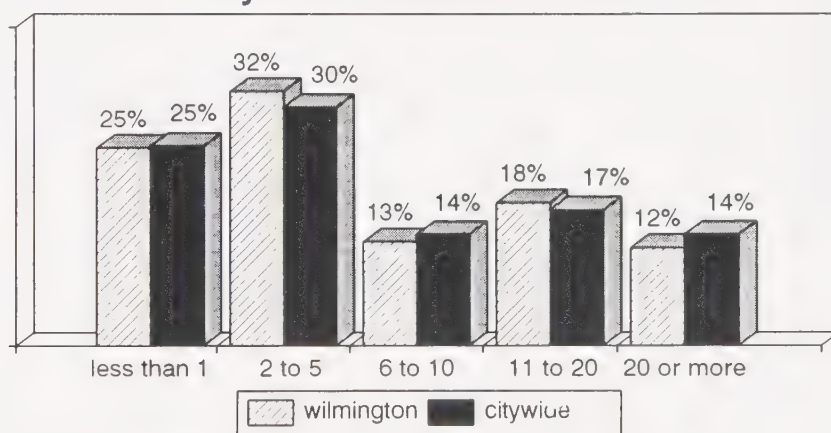
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	52.1%	20.0%	27.9%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
wilmington	7.5%	45.7%	32.3%	14.1%	0.4%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
wilmington	12.9%	32.0%	43.2%	7.8%	4.0%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

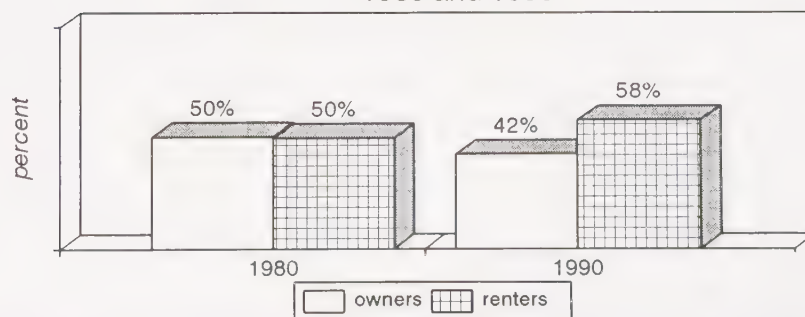
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
wilmington	24.8%	32.0%	13.1%	17.9%	12.3%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

1990 census data;

employment (percent) *

females employed	39.8%
males employed	60.2%
employment participation rate	68.3%
(citywide rate)	67.3%

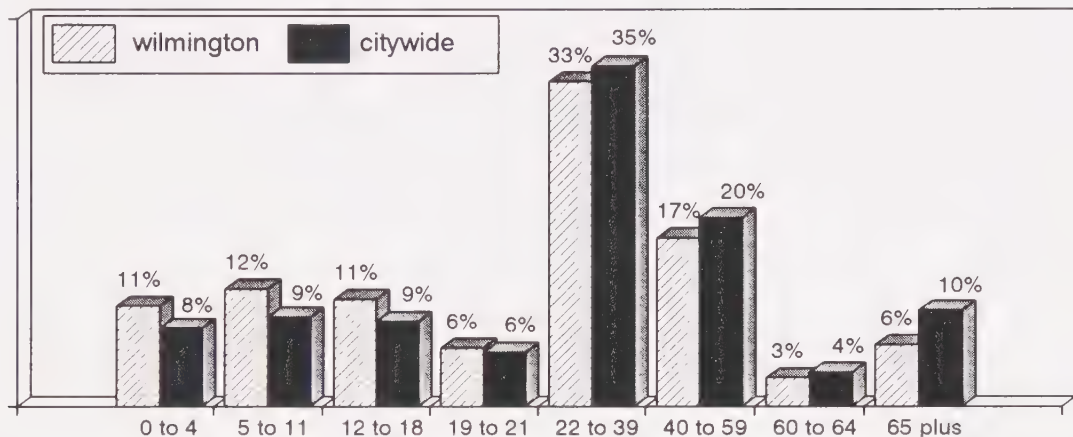
household income (1989) **

average	\$36,306
(citywide)	\$45,701
poverty (percent)	18.8%
(citywide)	18.9%

education (percent) ***

	high school	beyond high school	college graduate
wilmington	53.5%	31.7%	10.2%
citywide	67.0%	47.8%	23.0%

age of the general population



language and citizenship (percent) ****

	spanish	asian	other language	foreign born
wilmington	50.8%	6.3%	2.5%	49.5%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****

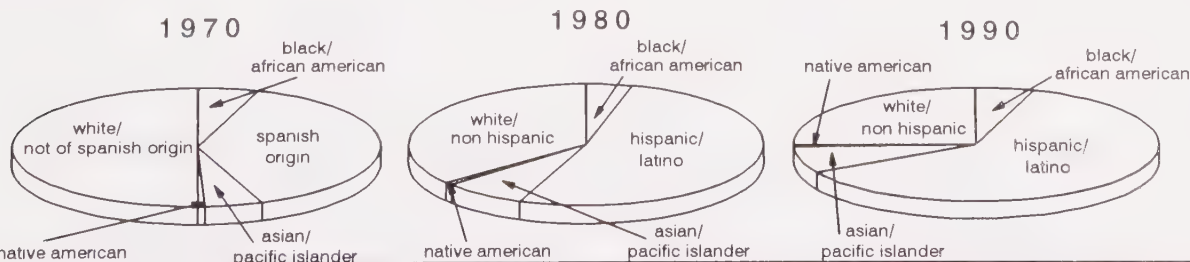
	drive alone	vanpool/carpool	public transit	other means
wilmington	65.7%	20.7%	5.4%	8.1%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****

	live alone	married with children	married no children	single parent	single non family
wilmington	20.4%	37.5%	20.8%	15.6%	5.7%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****

	1970	1980	1990
asian/pacific islander	5.1%	7.5%	7.5%
black/african american	5.3%	4.2%	5.1%
hispanic/latino	39.0%	52.0%	61.7%
native american	0.6%	0.9%	0.4%
white-non hispanic	50.0%	35.5%	25.2%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire. Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.

** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population). Only persons 25 years or older are included in this calculation.

*** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).

**** Total workers 16 years of age or older. Includes military personnel.

***** Adult person acknowledged as representing the household in response to census questionnaire. Household size is number of persons or families.

Hispanic/latino persons changed after 1970. Previously described as "spanish origin".

WILSHIRE

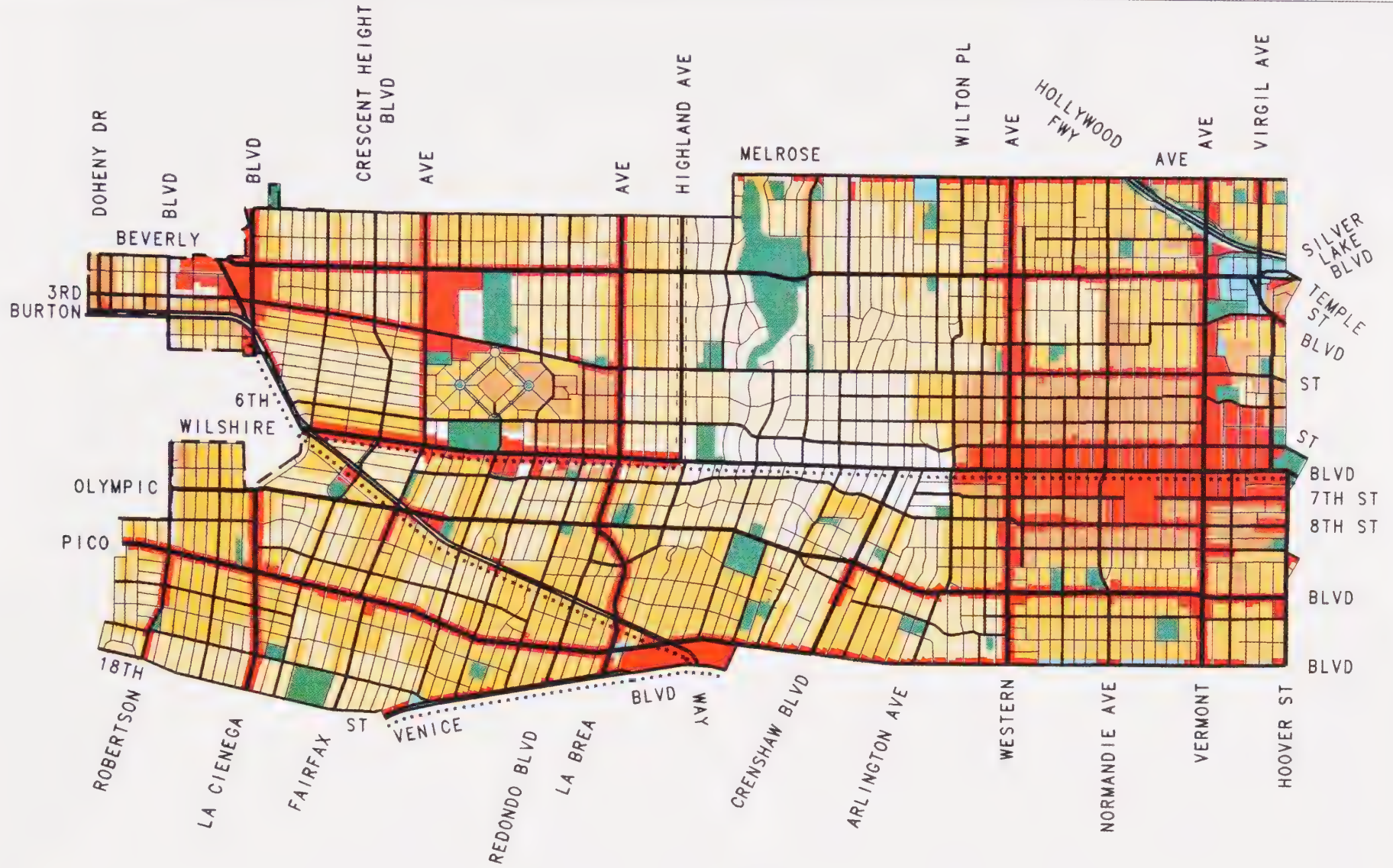
The center of the Wilshire Planning Area, site of the "Miracle Mile", is located about nine miles west of downtown Los Angeles. The area is surrounded by the Hollywood Planning Area, Silverlake, Westlake, Adams and West Adams, Rancho Park, and the City of Beverly Hills. Wilshire is the site of Koreatown, LaFayette Park, Country Club Park, and Mid City/West Pico. Also located within its boundaries are Hancock Park and the Wilshire Country Club, the Los Angeles County Museum of Art, the La Brea Tar Pits and the Page Natural History Museum, Park La Brea, Pacific States University, and Los Angeles High School. CBS Television City, the Farmers Market, and Pan Pacific Park are all found within area boundaries as well.

The total land area covered by Wilshire encompasses more than 8,750 acres (14 square miles). Significant land uses include; twenty two percent single family housing and thirty percent multiple family housing. About thirty percent of all land in the area is used for public streets and highways. The split between multiple family and single family populations is about 80:20.

District population, more than 270,000 persons, is expected to grow by another twenty four percent by the year 2010. As of 1990, Wilshire housed 30.6 persons per gross acre of land, second highest in Los Angeles.

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WILSHIRE
GENERALIZED LAND USE



NOT TO SCALE

WILSHIRE COMMUNITY PROFILE

total population

wilshire
citywide

estimated data (from U.S. Census)

1970	1980	1990
194996	225400	271620
2811801	2966850	3485398

projections (from SCAG) *

2000	2010
300945	337144
3852993	4306564

growth rate

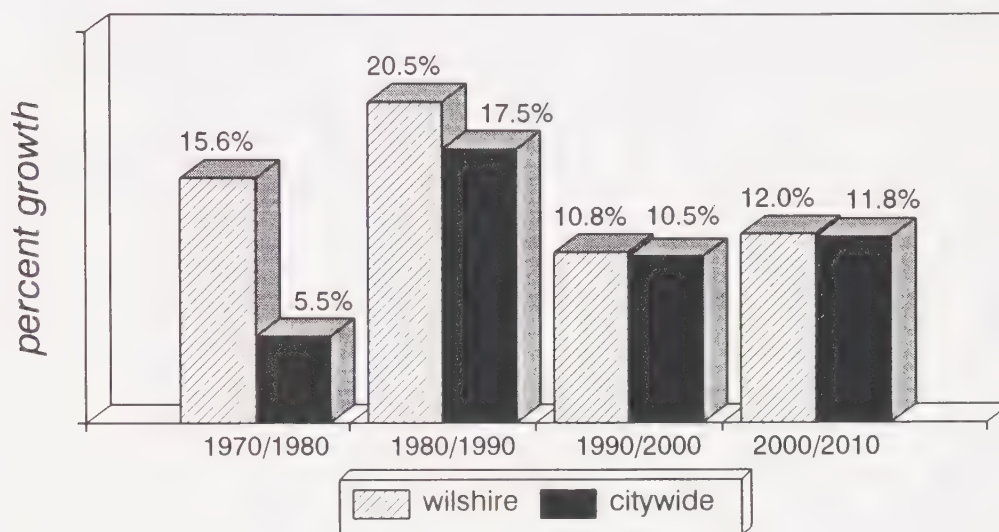
wilshire
citywide

1970 to 1980	1980 to 1990
15.6%	20.5%
5.5%	17.5%

1990 to 2000	2000 to 2010
10.8%	12.0%
10.5%	11.8%

population growth rate comparison

(includes group quarters population) **



total households

wilshire
citywide

1970	1980	1990
96465	105012	106233
1024873	1135491	1203052

2000	2010
116765	130098
1323882	1474514

growth rate

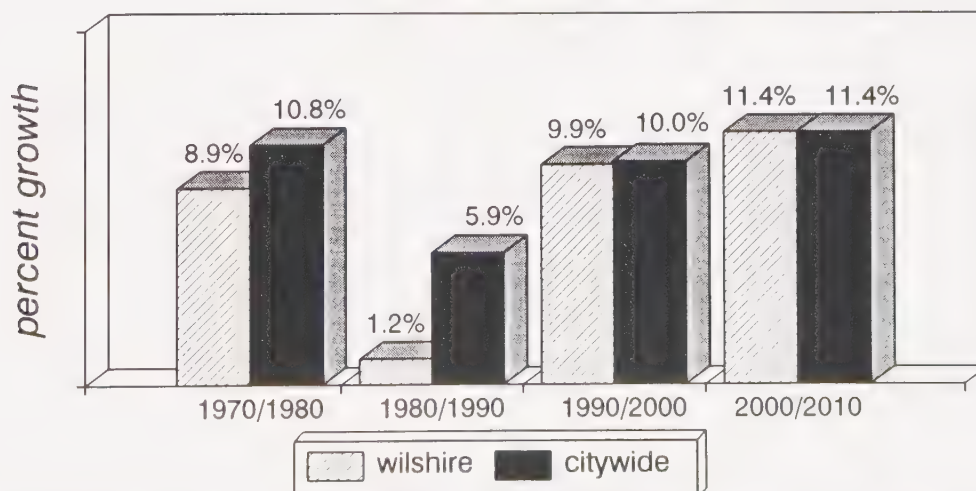
wilshire
citywide

1970 to 1980	1980 to 1990
8.9%	1.2%
10.8%	5.9%

1990 to 2000	2000 to 2010
9.9%	11.4%
10.0%	11.4%

household growth rate comparison

(occupied dwelling units only)



* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

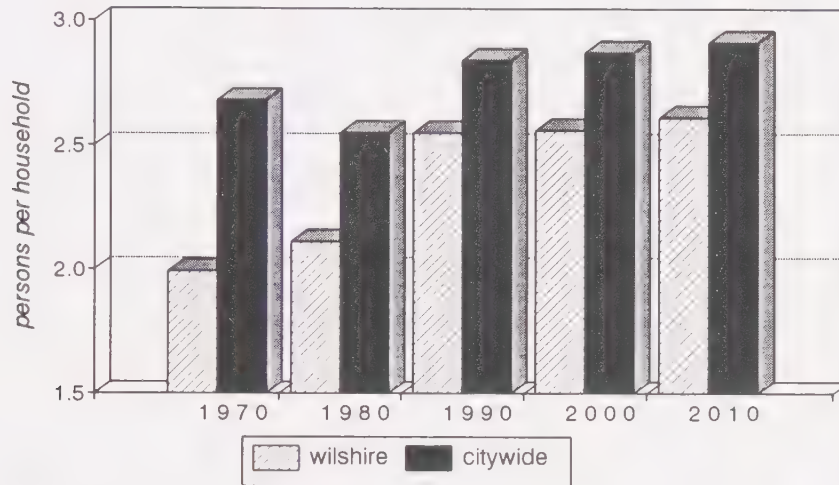
household size

(persons per dwelling unit) *

estimated data (from U.S. Census)

projections (from SCAG)

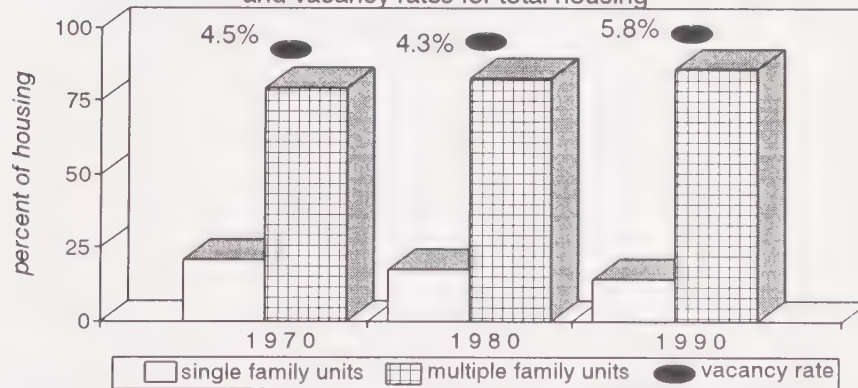
	1970	1980	1990	2000	2010
wilshire	1.99	2.11	2.55	2.56	2.61
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison**housing splits / vacancy factors ****

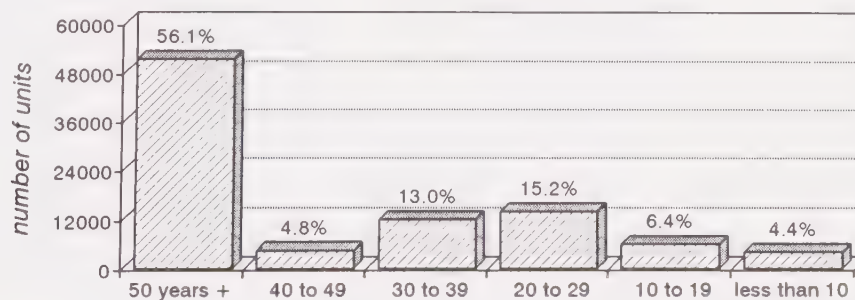
(wilshire only)

single family dwellings
multiple family dwellings
vacancy rate (total housing)

	1970	1980	1990
single family dwellings	21%	17%	14%
multiple family dwellings	79%	83%	86%
vacancy rate (total housing)	4.5%	4.3%	5.8%

**single family dwelling units, multiple family dwelling units,
and vacancy rates for total housing****age of housing as of 1994 *****

total dwellings in
wilshire
(includes vacant and occupied units).

age of housing

* Count of all persons in occupied dwellings. Does not include group quarters population.

** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.

*** Source of this information is the Los Angeles County Assessor. Data derived from the Assessors LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

WILSHIRE – COMMUNITY PROFILE HOUSING and OCCUPANCY FACTORS

1990 census data;

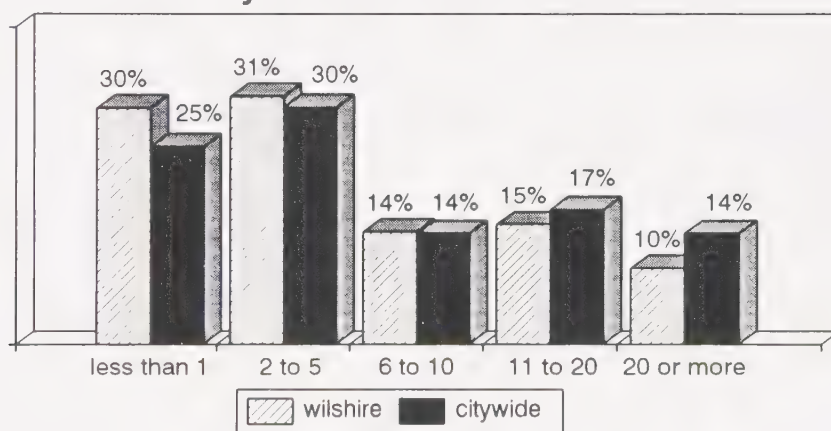
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	51.8%	17.1%	31.1%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
wilshire	4.2%	11.4%	18.9%	36.3%	29.2%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
wilshire	6.8%	32.6%	40.4%	12.8%	7.5%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

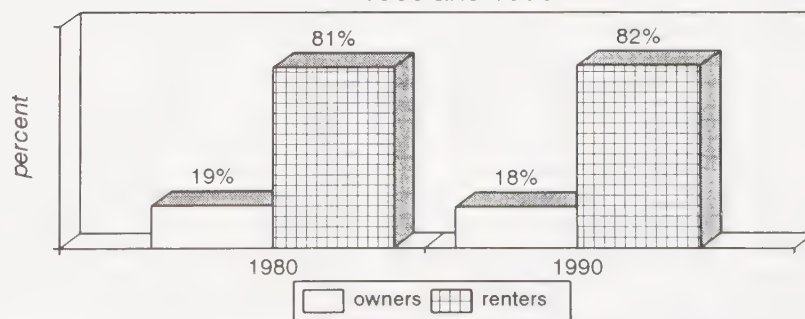
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
wilshire	29.8%	31.3%	14.2%	15.1%	9.6%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

* Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.

** Describes length of time living at the same location. Owners and renters combined.

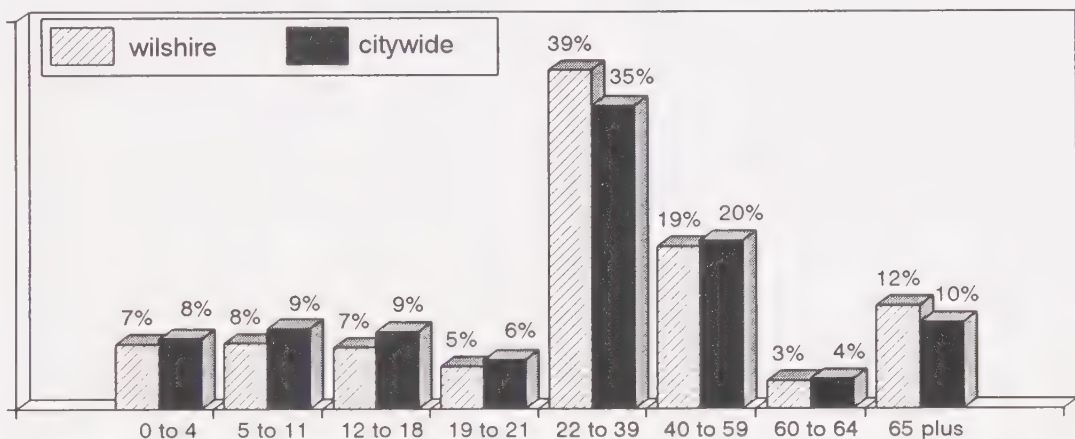
1990 census data;

<u>employment (percent) *</u>	
females employed	44.4%
males employed	55.6%
employment participation rate	68.3%
(citywide rate)	67.3%

<u>household income (1989) **</u>	
average	\$38,244
(citywide)	\$45,701
poverty (percent)	20.6%
(citywide)	18.9%

<u>education (percent) ***</u>	high school	beyond high school	college graduate
wilshire	68.7%	49.6%	26.5%
citywide	67.0%	47.8%	23.0%

age of the general population

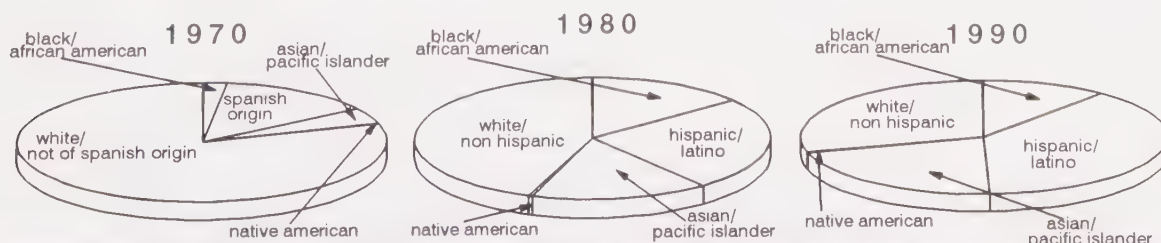


<u>language and citizenship (percent) ****</u>	foreign language spoken at home			foreign born
	spanish	asian	other language	
wilshire	33.1%	19.7%	8.2%	61.5%
citywide	24.3%	6.0%	5.6%	44.9%

<u>means of transportation to work (percent) *****</u>	drive alone	vanpool/ carpool	public transit	other means
wilshire	56.7%	14.0%	20.7%	8.6%
citywide	65.2%	15.4%	10.5%	10.5%

<u>head of household *****</u>	live alone	married with children	married no children	single parent	single non family
wilshire	39.0%	20.5%	18.6%	11.2%	10.8%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

<u>race/ethnicity (percent) *****</u>	1970	1980	1990
asian/pacific islander	4.3%	16.2%	21.1%
black/african american	2.0%	14.5%	11.1%
hispanic/latino	13.8%	24.8%	38.5%
native american	0.3%	0.4%	0.2%
white-non hispanic	79.6%	44.1%	29.2%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.

- * Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.
 - ** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population). Only persons 25 years or older are included in this calculation.
 - *** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).
 - **** Total workers 16 years of age or older. Includes military personnel.
 - ***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.
- 1990 Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

COMMENT ABOUT POPULATION PROJECTIONS INCLUDED IN THIS REPORT

Each City Planning Area includes population, household, and household size projections for the years 2000 and 2010. As is noted for each Area, the Southern California Association of Governments (SCAG) provided the Planning Department with those projections at a citywide level. The Community Planning Area projections included in this publication were developed by Planning staff and consultants through the use of an allocation modeling process. The disaggregation algorithm used depends on change in household size for incremental households and on historic patterns of group quarters populations formed throughout the forecast period as calibrated to SCAG control numbers.

Simply stated, population in each of the 35 Community Planning Areas was projected to grow on the basis of the number of new occupied housing units (single family and multiple family) and the number of persons assumed to live in those new units. By then adding persons in group quarters to household population, new projected population levels were calculated. All projection numbers were developed as part of the Citywide General Plan Framework project. See Section F; Terms and Definitions at the back of the report.

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Section E

PORT OF LOS ANGELES

The Port is located at the extreme southern end of the City. It is situated at the southern terminus of the 110 (Harbor) Freeway. The Port, which is traversed by State Highway 47 (Ocean Boulevard) is the site of the Vincent Thomas Bridge, the third longest suspension span in California. The Port area also houses the Los Angeles Maritime Museum, Ports'O'Call Village, the Los Angeles World Cruise Center, the Los Angeles Yacht Club, and Fish Harbor. The west channel is the site of Cabrillo Beach, the Cabrillo Beach Yacht Club and Cabrillo Marina, as well as the Cabrillo Beach recreational complex and Marine Museum. The United States Customs and Immigration Services, the Coast Guard, and a federal correctional institution are all located on Terminal Island.

The Port area also houses numerous shipping and container terminals and the Los Angeles Harbor breakwater which extends easterly from Cabrillo Beach. The Port, which lies about twenty one miles south of downtown is at the terminal end of the proposed Alameda Rail Corridor.

The Port area is situated amid Wilmington on the north, the City of Long Beach and the Long Beach Harbor to the east, and San Pedro and the Beacon Street Redevelopment Area on the west along North Front Street and South Harbor Boulevard. The Pacific Ocean lies immediately to the south.

The total area of the Port of Los Angeles consists of more than, 4,300 acres (7 square miles) of land. Land uses are almost exclusively industrial with only five percent set aside for commercial uses and one percent for public streets and highways.

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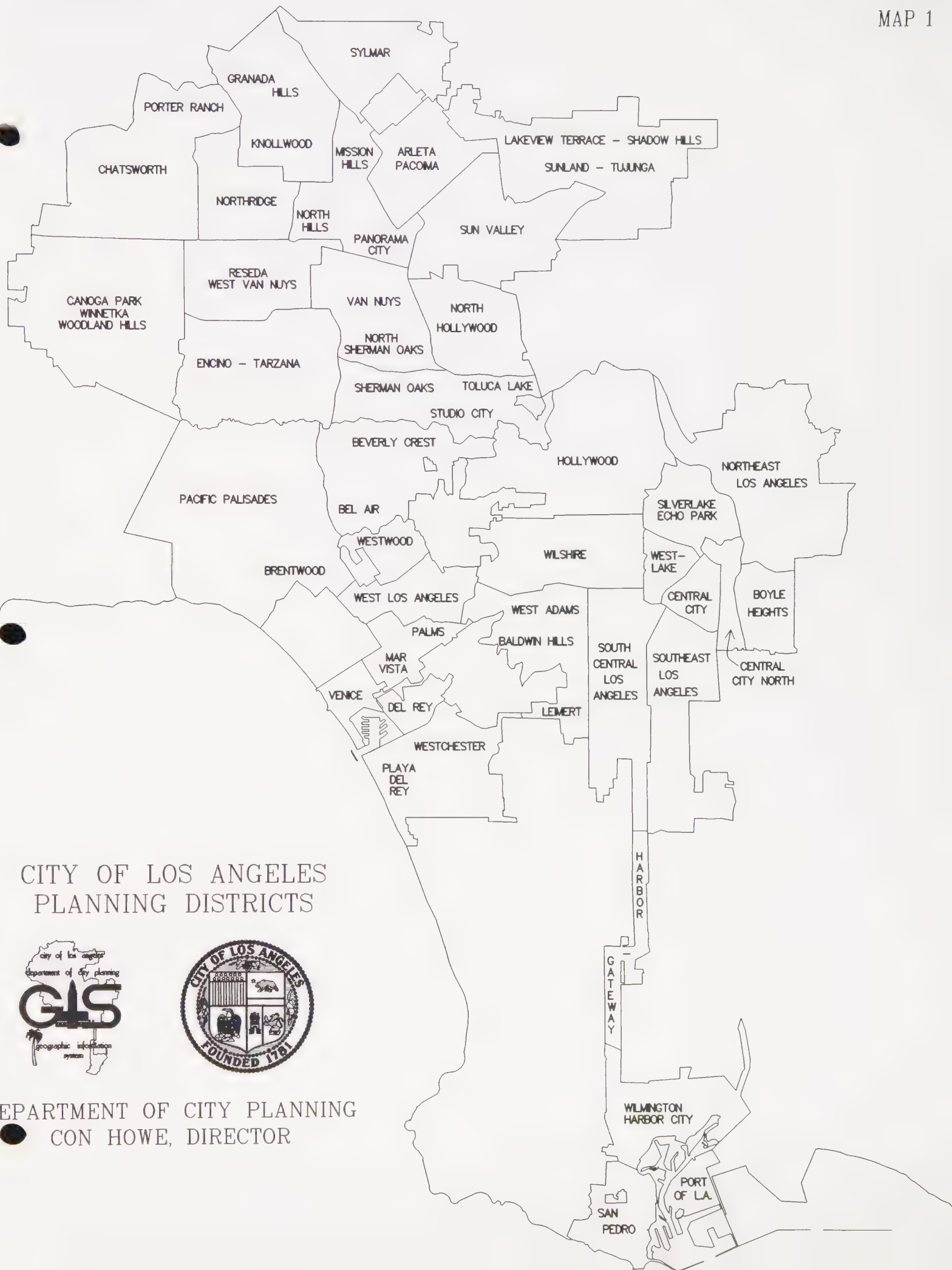


PORT OF LOS ANGELES
GENERALIZED LAND USE



NOT TO SCALE

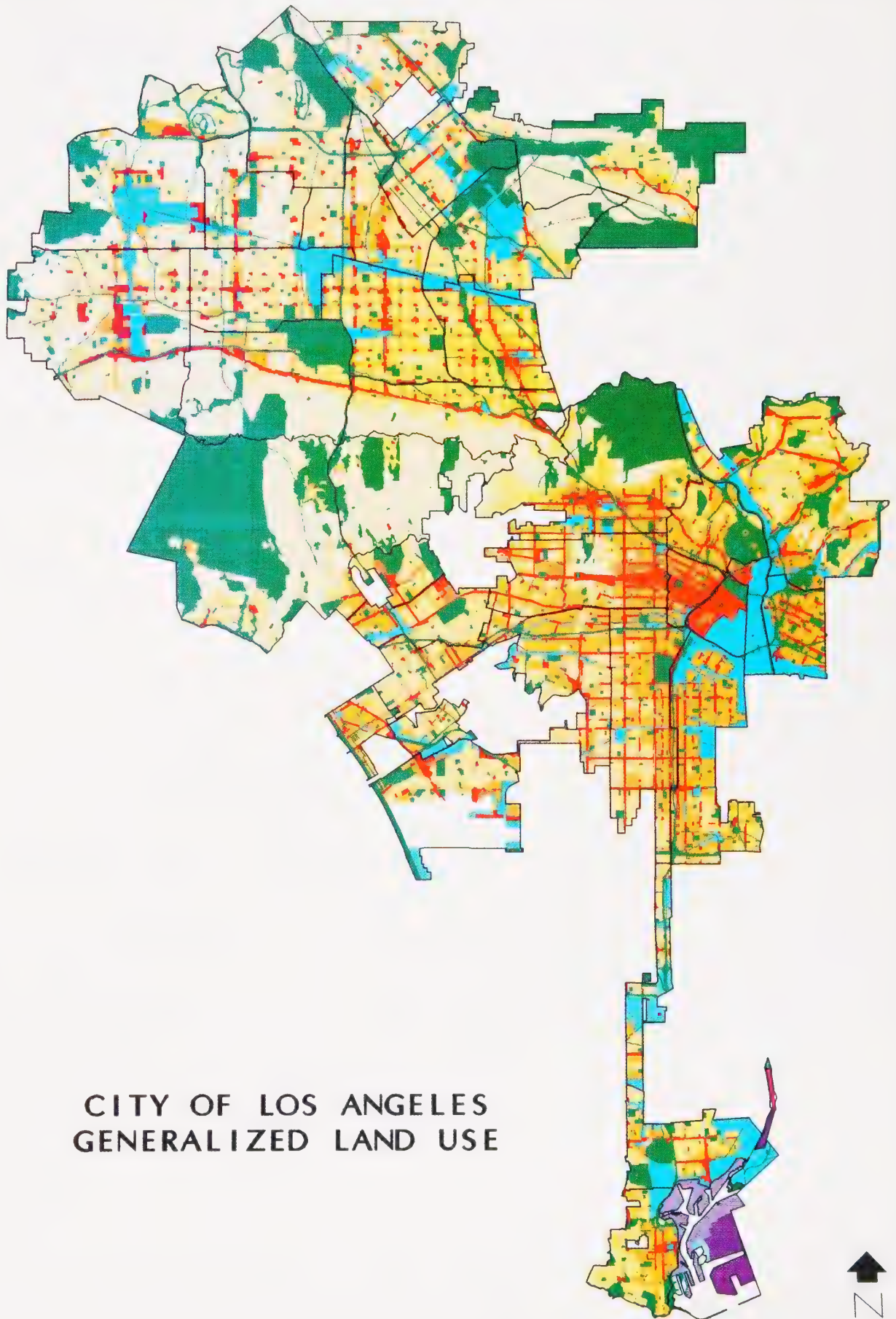
Section F



CITY OF LOS ANGELES PLANNING DISTRICTS



DEPARTMENT OF CITY PLANNING
CON HOWE, DIRECTOR



CITY OF LOS ANGELES
GENERALIZED LAND USE



NOT TO SCALE

GENERALIZED LAND USE LEGEND

	MINIMUM / VERY LOW RESIDENTIAL
	LOW RESIDENTIAL
	LOW MEDIUM / MEDIUM RESIDENTIAL
	HIGH / VERY HIGH RESIDENTIAL
	LIMITED COMMERCIAL
	HIGHWAY / NEIGHBORHOOD / COMMUNITY / REGIONAL / ARTCRAFT COMMERCIAL
	COMMERCIAL FISHING
	COMMERCIAL / LIMITED / LIGHT / HEAVY / LIGHT AND HEAVY MANUFACTURING
	INTERMODAL CONTAINER TRANSFER FACILITY SITE
	GENERAL / BULK CARGO & COMMERCIAL / INDUSTRIAL USES NON-HAZARDOUS
	GENERAL / BULK CARGO & COMMERCIAL / INDUSTRIAL USES HAZARDOUS
	RECREATION / OPEN SPACE & PUBLIC FACILITIES
	PARKING

TERMS AND DEFINITIONS

For some readers there are a number of terms included in this document that may seem unfamiliar. This appendix is designed to clarify and define some of those terms and also to include background information for interested parties.

All terms that appear as **BOLDFACE** font are further defined on these pages.

AGGREGATION;

A grouping of similarly defined smaller geographic areas into a larger area. Planning Areas are aggregations of **census tracts**.

AREA;

Acreage; a standardized measure of land surface area. One acre is 43,560 square feet. This represents a square area slightly less than 210 x 210 feet in size. For planning purposes, acreage is measured as both **gross** and **net**.
Mileage; a measure of distance and area. A square mile measures 5,280 x 5,280 feet and is equivalent to 640 acres.
 The City of Los Angeles covers more than 299,000 gross acres. This is equivalent to 467 + square miles.

CENSUS;

A periodic governmental enumeration of population.** The federal government, as legally required, conducts a Census of Population and Housing every ten years. For this study, local data from the 1970, 1980, and 1990 censuses was used to measure growth or change over time. The 1990 Census was also used as a benchmark for measuring Planning Area socio/demographics for comparison with citywide numbers. Most of the information included in this study has been **normalized** for the purpose of Planning Area:citywide comparisons.

CENSUS TRACT;

A small, relatively permanent statistical subdivision of a county. Census tracts usually have between 2,500 and 8,000 persons and are homogeneous with respect to population characteristics. Size may vary with the density of population and housing.* In Los Angeles, there are more than 700 whole, and fewer than 50 partial census tracts.

COST OF HOUSING;

The total monthly cost of housing, generally expressed in terms of dollars, for a **household**. When used as a measure of the percentage of household income that is used to purchase housing, monthly costs may include utilities, insurance, and other selected expenses. For all households, monthly housing

costs may be used as a measure of eligibility for government housing subsidy programs.

DEMOGRAPHICS;

The study of human population in terms of **density**, **spatial relationship**, and **distribution**.

DENSITY;

The average number of individuals or units per space unit.** For purposes of this report, space units are defined as **gross acres** or **square miles**.

DISTRIBUTION;

The division of groups of people and housing units into distinct areas such as Community Planning Areas. Community Planning Area distributions are developed as **aggregations** of Census data at census tract level.

DWELLING UNIT;

Same as housing unit. May be occupied by owner or renter. Non standard units include tents, railcars, occupied permanently moored boats, and occupied mobile homes or trailers.

EMPLOYMENT PARTICIPATION;

A measure of the number of people in the total **labor force** who are employed or who are actively seeking employment.

FAMILY;

A group of individuals related to the householder by birth, marriage, or adoption. Families are classified by type as either "married couple" or "other".*

FORECAST;

A **projection** of population, housing, employment, or various other socio/demographic factors that includes certain policy assumptions. Policies can include growth mitigating characteristics such as housing density constraints, registration limits, and building profile limitations.

GROSS ACREAGE;

The sum total of all land in an area expressed as acreage. This measure of area includes streets, highways and any other land use.

GROUP QUARTERS;

All persons not living in households are classified by the Census Bureau as living in group quarters. Group quarters populations are further defined as institutionalized persons or other persons in group quarters. Persons in correctional or juvenile institutions, detention centers, nursing homes or schools, hospitals, and police lockups are all considered to be

institutionalized. Non-institutionalized persons include those in rooming houses, group homes (including halfway houses and detoxification centers), college dormitories and off campus college quarters, military quarters, emergency shelters, staff residents, maritime vessel crews, campgrounds, fairs, living quarters for the victims of natural disasters, and other non-household living arrangements (YMCA, youth hostels, etc.). For census data gathering purposes, persons visible in street locations are included in the non-institutionalized category. Any **dwelling unit** that houses 10 or more unrelated persons is considered to be group quarters for census purposes.*

GROWTH;

A shift or change over time. Generally, growth is expressed as both a value and a rate for comparison purposes. When growth is calculated into the future, it is known as a **projection** or a **forecast**.

HEAD OF HOUSEHOLD;

In most cases, this is a person or one of the persons in whose name the home is owned, being purchased, or being rented. If there is no such person in the household, any adult household member over the age of 15 can be so designated. Also known as householder.*

HOUSEHOLD;

All the persons who occupy a housing unit. A household may consist of an individual, a group of unrelated individuals, a family, or a group of families. Households are identical to occupied housing units when 100 percent of households are included in a survey, as is the case with the U.S. Census. One individual is usually designated as the householder or **head of household**.

HOUSING UNIT;

A residential unit. A place where people live. May or may not be occupied. Also known as a dwelling or dwelling unit.

LABOR FORCE;

The sum total of all civilian, non-institutionalized persons aged 16 and over who are either working, actively seeking employment, or are otherwise eligible to work. Students, housewives, unemployed seasonal workers during the "off" season who are not looking for work, persons doing only unpaid incidental family work, and retirees are not included in the labor force.* Planning Department labor force statistics do not include military personnel.

LAND USE;

The purpose for which land is put to use. For planning purposes, land uses are generally categorized into **residential** or **non-residential** uses.

MIXED LAND USE;

A combining of the purpose for which an area is used. For planning purposes, this may include a typical store front type strip commercial area with condominiums, lofts, or apartment units built above street level. Some uses do not blend well together and may therefore be administratively or statutorily excluded.

NET ACREAGE;

A standardized measure of land area that is used for a specific purpose such as residential or commercial land uses. Supportive land uses such as streets, sidewalks, and alleyways are not included in net acreage calculations.

NON RESIDENTIAL USE;

In general, non-residential uses include commercial, industrial or manufacturing, open space, and public land uses. Open space uses can be either publicly or privately owned. Public uses include streets, highways, flood control facilities, and public buildings. Some land uses, such as religious facilities and private schools are considered to be quasi-public uses for planning purposes.

NORMALIZED DATA;

Information that is adjusted, without distortion, for the purpose of measurement against some standard. Generally, this entails the recalculation of information in terms of percentages or some other convenient quantity so that numbers can be compared fairly to one another.

POVERTY;

A variable measure of income in terms of size of family and the number of related children under the age of 18 in the home. Expressed in terms of weighted annual average threshold incomes from \$5,967 for one person age 65 or older to \$25,480 for a family of nine or more persons. The average poverty threshold for a family of four persons is \$12,674. Institutionalized persons, persons in military or college dormitory group quarters, and unrelated persons under 15 years of age are not included in these calculations. Since these values are derived from the 1990 Census of Population and Housing, all amounts reflect reported incomes earned in 1989.*

PROJECTION;

A constrained trend analysis. An assumption about population, housing, or related characteristics in the future. Projections incorporate non-policy related factors. Non-policy factors may include, but are not limited to, growth constraints such as existing political boundaries, transportation capacities, or sewer capacities. When policy is brought into the projection methodology, a projection becomes a **forecast**.

RESIDENTIAL USE;

Multiple family or single family dwellings or **mixed uses**; Generally, multiple family units are those with at least one wall shared in common with another dwelling unit. Single family dwelling units do not share a common wall with any other dwelling unit. Mobile homes, being detached from other units, fit into the single family unit category. Multiple units are also known as attached units.

SPATIAL RELATIONSHIP;

The way in which an area compares with other areas in terms of location.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS;

The regional council of government for six counties in Southern California.

STABILITY;

A measure of how many people remain in the community for an extended period of time. For Census purposes, the standardized indicator is five years or more at the same address.

TENURE;

Resident status. Differentiation of households as owner occupied or renter occupied.

URBANIZED AREA;

A non-rural region containing concentrations of persons and dwelling units.

* Census Bureau definition of subject characteristics.

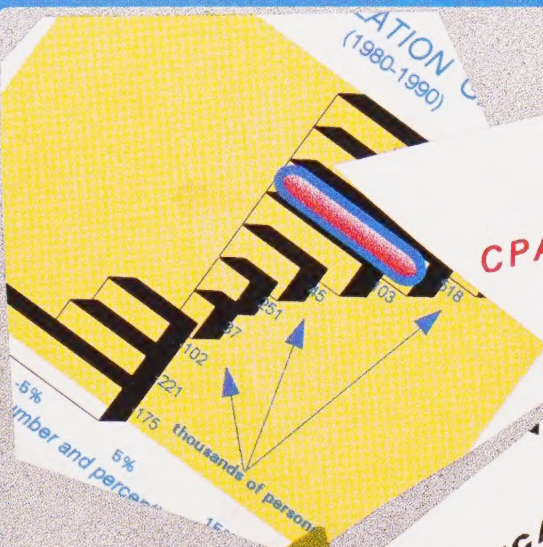
** Webster's New Collegiate Dictionary (c; 1986)

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CON HOWE, DIRECTOR FRANKLIN P. EBERHARD, DEPUTY DIRECTOR GORDON B. HAMILTON, DEPUTY DIRECTOR ROBERT H. SUTTON, DEPUTY DIRECTOR
SYSTEMS AND GIS DIVISION
ROBERT H. SUTTON DIVISION HEAD MADELEINE M. RACKLEY SENIOR SYSTEMS ANALYST II
PLANNING RESEARCH SECTION
JEFFREY M. BECKERMAN OPERATIONS AND STATISTICAL RESEARCH ANALYST MARC SILVA STUDENT INTERN JAVIER AGUILAR STUDENT INTERN
GEOGRAPHIC INFORMATION SYSTEMS
JOHN J. BUTCHER GEOGRAPHIC INFORMATION SYSTEMS SUPERVISOR II CATHY LUIJT GEOGRAPHIC INFORMATION SYSTEMS SUPERVISOR BETTY DONG GEOGRAPHIC INFORMATION SPECIALIST

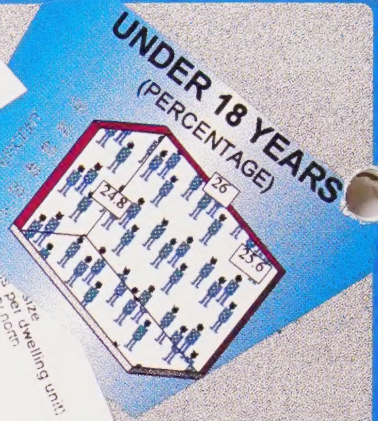
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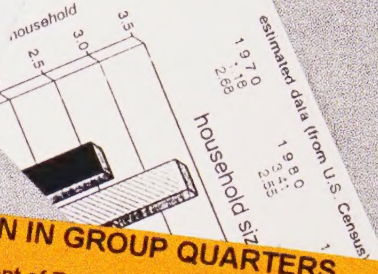
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$$CPA_{RE_i} \equiv \sum_{i=1}^n \frac{RE_i}{X_n} \text{ where } X_n = \sum_{i=1}^n RE_i$$

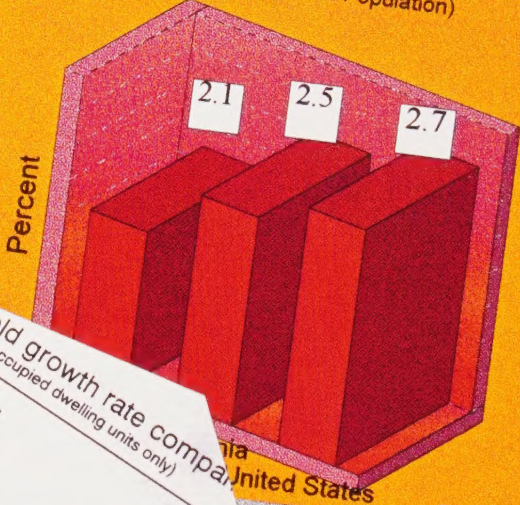


STATISTICAL COMPARISON



POPULATION IN GROUP QUARTERS

(Percent of Total Population)



Southern California Association of Governments
that includes Imperial, Los Angeles, Orange, San Diego, and San Bernardino counties.
Population in group quarters in emergency shelter

total population

wide and by major geographic region



household income

total population